



2 Chandlers Drive | Erith, Kent, DA8 1LL



Guide Price £225,000 Leasehold

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Chandlers Drive, Erith

Located on the popular "Ocean Park" development is this ground floor no chain purpose built flat, with a lease of over 155 years, which should make an ideal first time/ investment purchase, being well positioned within walking distance of zone 6 Erith station, town centre and transport links.

Property Features

- Council Tax: C
- EPC Rating: C
- 16'4 Lounge
- Modern Fitted Kitchen
- Double glazing
- Allocated Parking Space
- 15'3 Master Bedroom
- No Chain



Interior

Communal Entrance Part glazed communal entrance door. Door to ground floor flat.

Entrance Hall Wooden entrance door. Airing cupboard. Wood laminate flooring. Storage heater. Coved ceiling.

Lounge 4.95m x 3.28m (16'3" x 10'9") Double glazed bay window to rear. Double glazed window to rear. Wall mounted storage heater. Wall mounted entry phone. Wood laminate flooring. Arched entrance to kitchen.

Kitchen 2.44m x 1.83m (8' x 6") Double glazed window to side. Range of white wall & base units with beech effect work surface over. One and a half bowl stainless steel sink with mixer taps. Oven, hob & extractor to remain. Tiled splashback. Plumbing for washing machine. Space for fridge/ freezer. Tiled flooring. Coved ceiling.

Bedroom 1 4.65m x 2.67m (15'3" x 8'9") Double glazed window to rear. Carpet. Coved ceiling.

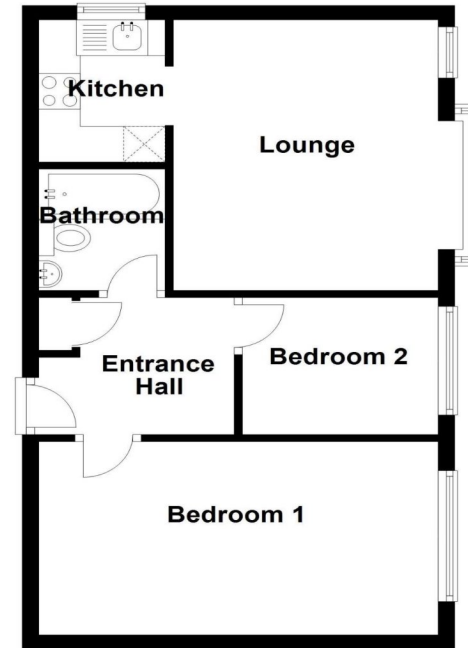
Bedroom 2 2.6m x 2.2m (8'6" x 7'3") Double glazed window to rear. Carpet. Coved ceiling.

Bathroom Three-piece white bathroom suite comprising: P-shaped panelled bath with mixer taps & shower attachment over, wall mounted wash hand basin with mixer taps & low level wc. Half tiled walls. Tiled flooring. Wall mounted electric heater.

Exterior

Parking Allocated parking space (to be verified by vendor's solicitor)

Ground Floor



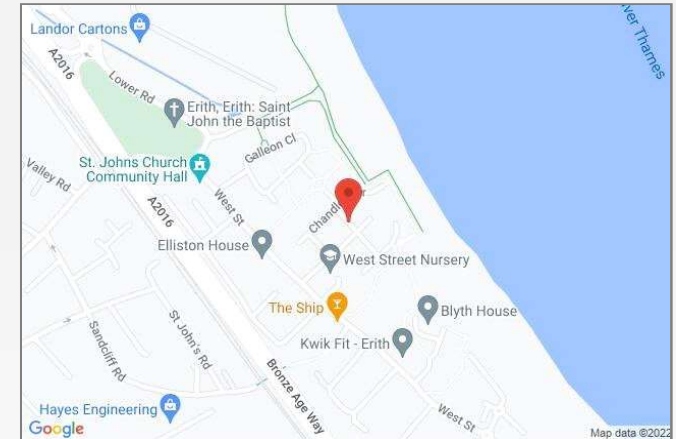
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given. Plan produced using Plan Up.





Property Location

Chandlers Drive, Erith, Kent, DA8 1LL



Leasehold Information

Lease Term: 164 years from 12 July 2018 (to be verified by vendor's solicitor)

Unexpired lease: 160 years remaining (to be verified by vendor's solicitor)

Service Charge: £1400 per annum including buildings insurance plus £96 annual charge for the upkeep of the river path (to be verified by vendor's solicitor)

Ground rent: £200 Per annum (to be verified by vendor's solicitor)

Additional Information

Erith & Northumberland Heath are adjacent neighbourhoods enjoying close proximity to Bexley borough's main thoroughfare, Bexleyheath Broadway. Firmly residential, Northumberland Heath is a quiet enclave with some charming Victorian properties and a small village-like centre.

Erith is a larger town that has undergone rejuvenation in recent years, with a revamped town centre, a waterfront setting (home to London's longest pier) and an ambitious house building programme. Don't miss the annual Erith Riverside Festival.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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