



28 Columbus Square | Erith, Kent, DA8 2PN

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Asking Price £170,000 Leasehold

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Our service will *move* you

Columbus Square, Erith

Cash buyers only. 1980's built two double bedroom no chain first floor flat priced to reflect current 63 year lease term providing the opportunity to improve with the advantage of and being well located for Erith town centre, zone 6 station providing access to Abbey Woods now open Crossrail links.

Property Features

- Council Tax: C
- EPC Rating: D
- 20' x 10' Lounge
- 10' x 5' Kitchen
- Double glazing and electric heating
- Two double bedrooms
- Ideal first time/Investment purchase
- No Chain



Interior

Communal Entrance Part glazed communal door. Stairs to first floor.

Entrance Hall Wooden entrance door. Double glazed window to side. Radiator. Airing cupboard housing water tank. Wood laminate flooring. Coved ceiling.

Lounge 6.25m x 3.12m (20'6" x 10'3") Two double glazed windows to side. Two radiators. Entry phone system. Wood laminated flooring. Coved ceiling. Archway to kitchen

Kitchen 3.18m x 1.68m (10'5" x 5'6") Double glazed window to side. Range of wall and base units with work surfaces over. 1 bowl sink unit with mixer tap. Tiled splashback. Plumbing for washing machine. Oven, hob and extractor to remain. Tiled effect laminate flooring.

Bedroom 1 3.38 (11'1")m x 1.68 (5'6")m narrowing to 2.1 (6'11")m Two double glazed window to side. Two Radiators. Built in double wardrobe. Wood laminate flooring. Coved and textured ceiling.

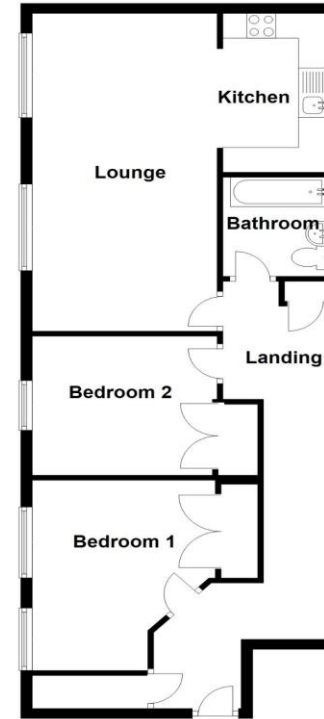
Bedroom 2 3.12m x 2.77m (10'3" x 9'1") Double glazed window to side. Radiator. Built in double wardrobe. Wood laminate flooring. Coved and textured ceiling.

Bathroom 1.73m x 2.06m (5'8" x 6'9") Opaque double glazed window to side. Three piece white suite comprising: Panelled bath with separate taps, wash hand basin with vanity unit under and low level wc. Ceramic tiled flooring. Dado rail. Textured ceiling.

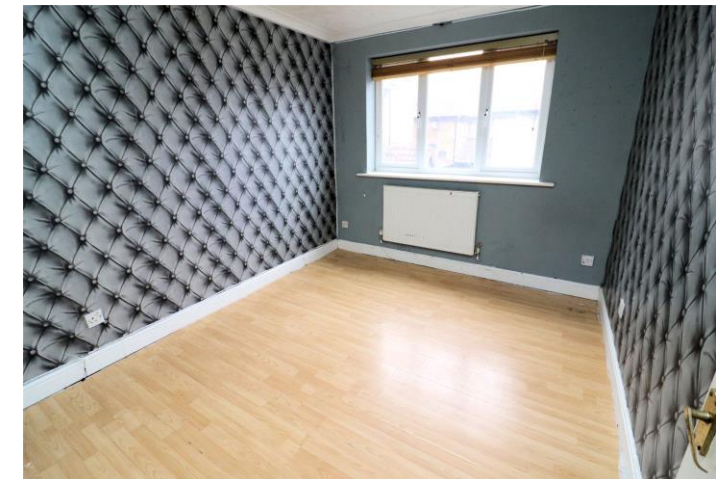
Exterior

Parking Allocated parking space (to be verified by vendors solicitor)

First Floor



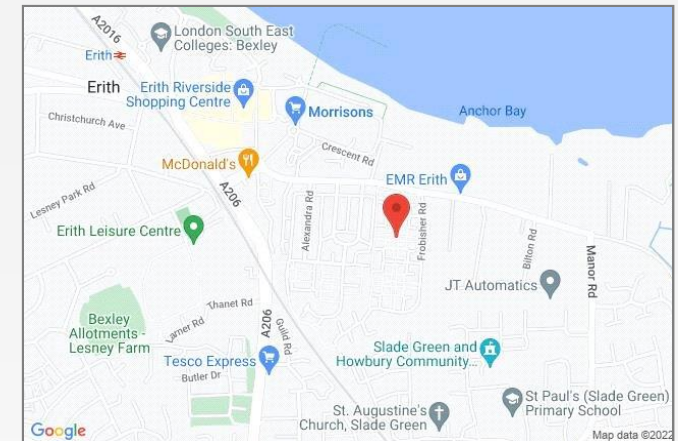
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any 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

Columbus Square, Erith, DA8 2PN



Leasehold Information

Lease Term 99 Years from 1st September 1987 (to be verified by Vendor's Solicitor)

Unexpired Lease 63 Years remaining (to be verified by Vendor's Solicitor)

Service Charge £1260 Per annum including building insurance (to be verified by Vendor's Solicitor)

Ground Rent £85 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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