



33 Cricketers Close  
Erith  
Kent  
DA8 1TU



Council Tax: B  
EPC Rating: D

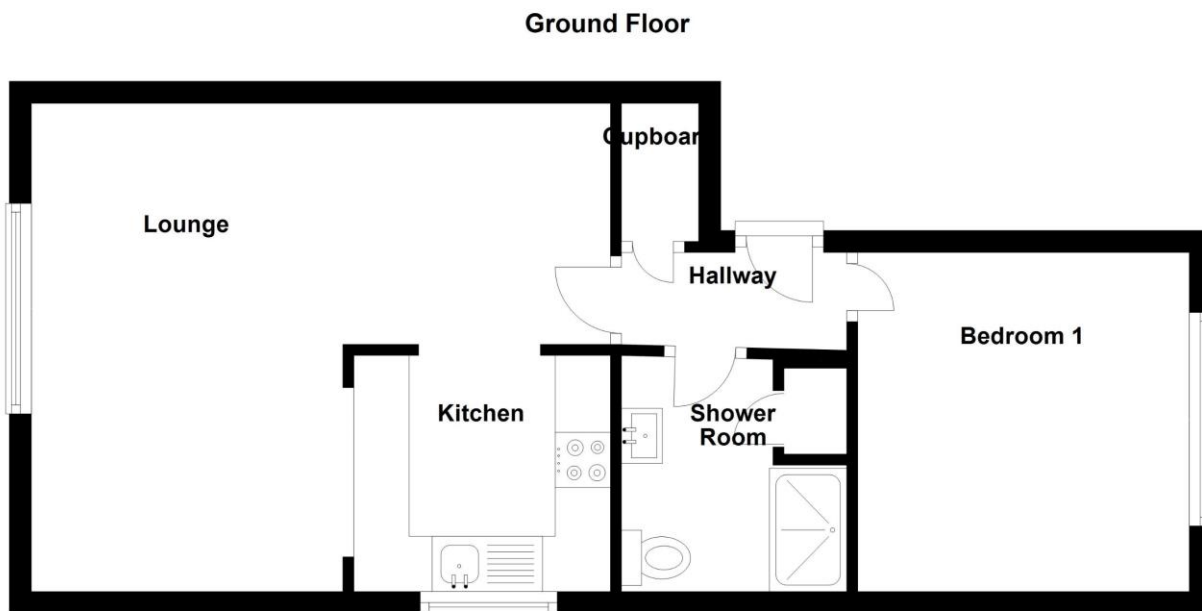
Ideally located for Erith Zone 6 Station is this one bedroom ground floor flat that will not doubt prove and ideal first time/investment purchase with benefits including an open plan kitchen/lounge, allocated parking and with the convenience of being sold with no chain.

- 13' x 15' Lounge
- 6'2 x 7'7 Kitchen
- Storage heating
- Well located for Erith Station
- Allocated parking space
- No chain

**Asking Price £200,000**

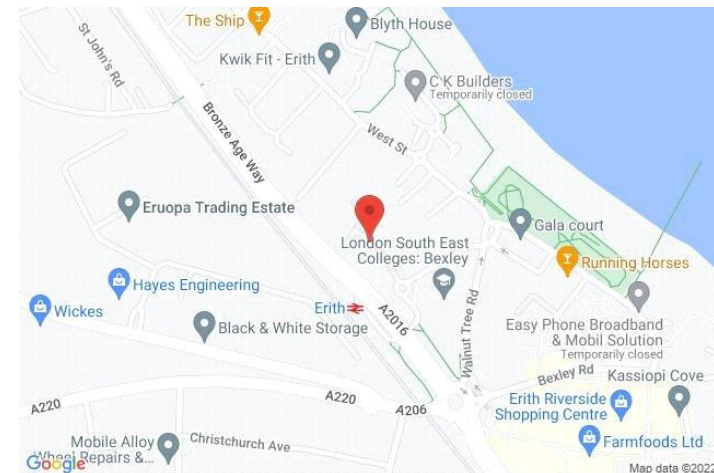
**ROBINSON-JACKSON**  
Our service will *move* you





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 PlanUp.



**FOR MORE INFORMATION  
CONTACT US TODAY.**

01322 340000  
Robinson Jackson  
226 Bexley Road,  
Northumberland Heath,  
Kent DA8 3HB  
northheath@robinson-jackson.com

## Interior

**Communal Entrance** Part-glazed wooden communal door. Carpet. Hallway to ground floor flat.

**Entrance Hall** Wooden entrance door. Entry phone system. Storage cupboard. Carpet.

**Lounge** L shaped 4.01m x 4.75m narrowing to 2.36m (13'2" x 15'7" narrowing to 7'9") Secondary glazed window to side. Storage heater. Carpet.

**Kitchen** 1.9m x 2.3m (6'3" x 7'7") Open to lounge. Secondary glazed window to front. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splashback. Electric cooker point. Plumbing for washing machine. Extractor to remain. Vinyl flooring

**Bedroom 1** 3.23m x 2.77m (10'7" x 9'1") Secondary glazed window to front. Storage heater. Carpet.

**Shower Room** 2.16m x 1.75m (7'1" x 5'9") Opaque secondary glazed window to front. Corner shower unit with shower over, tiled walls and shower curtain. Wash hand basin with mixer tap and vanity unit under. Low level wc. Storage cupboard housing hot water tank. Carpet.

## Exterior

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

## Leasehold Information

**Lease term** 999 Years from 01/07/1987 to be verified by vendor's solicitor)

**Unexpired lease:** 964 years remaining (to be verified by vendor's solicitor)

**Service Charge:** £1171 per annum (to be verified by vendor's solicitor)

**Please Note-** The owner has advised us that probate has been applied for but not granted, therefore exchange of contracts cannot take place until probate has been granted.

## 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