



12 Warwick Court  
Arthur Street  
Erith  
Kent  
DA8 2EW



Council Tax: B  
EPC Rating: C  
Leasehold

Being sold with no chain and what should prove an ideal first time/investment purchase ready to move in two bedroom top floor flat well located for zone 6 stations with links to Abbey Wood's Elizabeth line, Erith town centre and transport links.

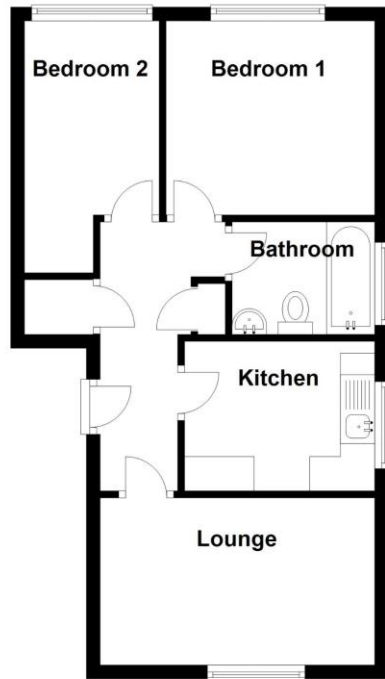
- 14'9 x 9'6 Lounge
- Double glazing and gas central heating
- Convenient for zone 6 stations
- 10'8 Fitted kitchen
- White bathroom suite
- No chain

Asking Price £230,000

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



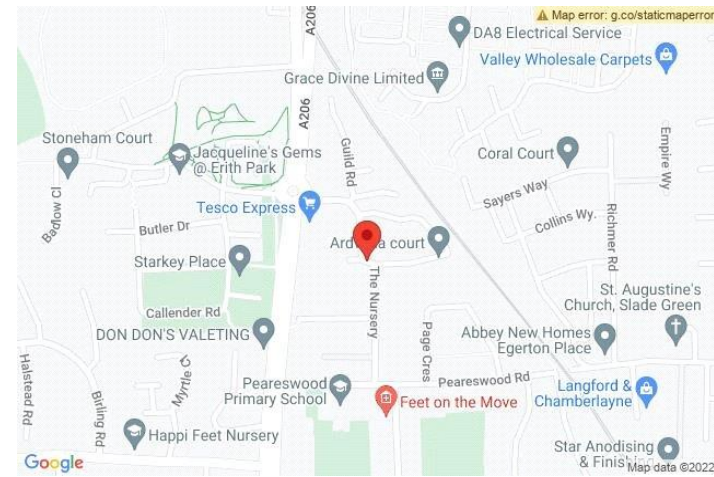
## Second Floor



Total area: approx 37 square metres

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.**

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Northumberland Heath,  
Kent DA8 3HB  
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## Interior

**Communal Entrance** Part glazed wooden communal entrance door. Stairs to top floor.

**Entrance Hall** Wooden entrance door. Entry phone system. Two storage cupboards. Radiator. Carpet. Textured ceiling.

**Lounge** 4.5m x 2.9m (14'9" x 9'6") Double glazed window to front. Radiator . Carpet. Textured ceiling.

**Kitchen** 2.06m x 3.25m (6'9" x 10'8") Double glazed window to side. Range of wall and base units with work surfaces over. 1.5 stainless steel sink unit with mixer taps. Tiled splash back. Wall mounted boiler. Space for fridge/freezer. Plumbing for washing machine. Vinyl flooring. Textured ceiling.

**Bedroom 1** 3.45m x 2.97m (11'4" x 9'9") Double glazed window to rear. Radiator. Carpet. Textured ceiling.

**Bedroom 2** 2.06m x 3.56m narrowing to 2.95m (6'9" x 11'8" narrowing to 9'8") Double glazed window to rear. Radiator. Carpet. Textured ceiling.

**Bathroom** 2.5m x 1.88m (8'2" x 6'2") Opaque double glazed window to side. Three piece white suite comprising: Panelled bath with electric shower over. Pedestal wash hand basin and low level wc. Radiator. Vinyl flooring. Access to loft. Textured ceiling.

## Exterior

**Parking** We understand there is the facility to park within the development.

## Leasehold Information

Lease Term: 150 Years from 1988 (to be verified by vendors solicitor)

Unexpired Lease: 116 Years remaining (to be verified by vendors solicitor)

Service charge: £56.00 Per month(to be verified by vendors solicitor)

Buildings insurance: £221.00 Per annum (to be verified by vendors solicitor)

Ground Rent: £90.00 Per annum (to be verified by vendors 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.