



2 Waters Edge Court
Wharfside Close
Erith, Kent
DA8 10W



Council Tax: B
EPC Rating: B

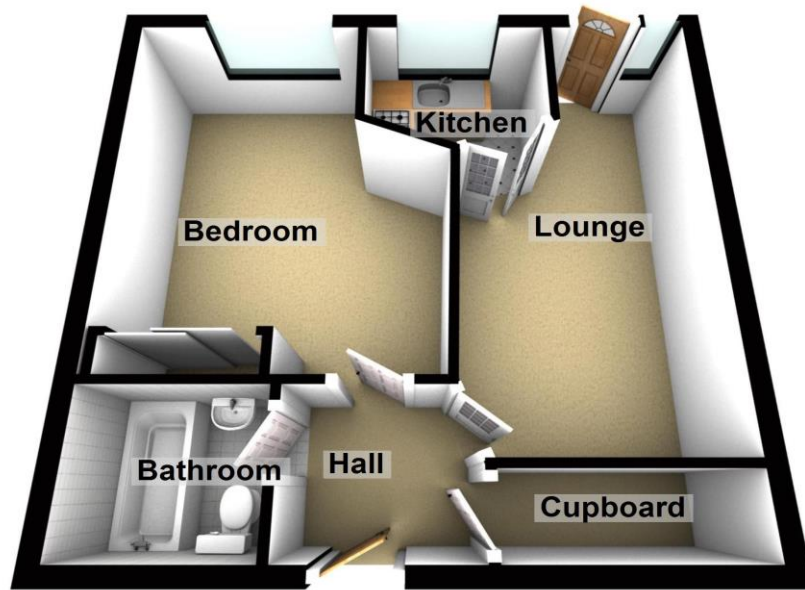
**** First 12 months service charge paid for **** Built by McCarthy & Stone in 2001 available to the over 60's is this move in very well presented ground floor retirement apartment ideally located for Erith town centre, zone 6 station and amenities with benefits including communal gardens, laundry facilities and no chain.

- 23' x 10' Lounge
- 13' x 9' Bedroom
- 7' x 7' Fitted kitchen
- Double glazing
- Town centre location
- No chain

Asking Price £130,000

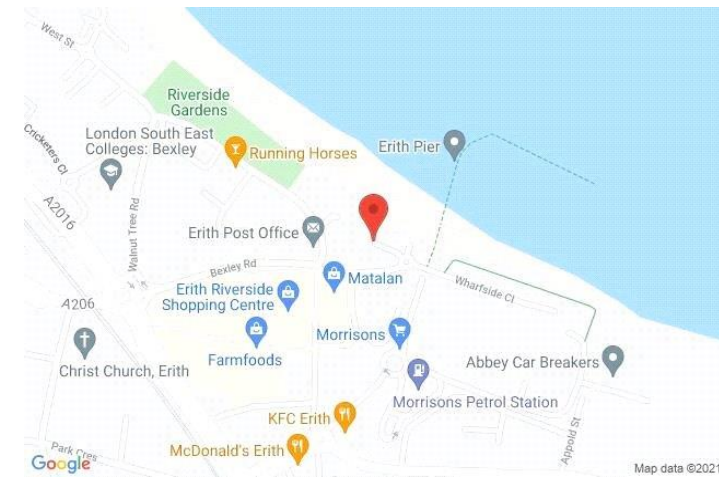
ROBINSON-JACKSON
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Ground Floor



Total area: Approx 49 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 Plan Up.



FOR MORE INFORMATION
CONTACT US TODAY.

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Kent DA8 3HB

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Interior

Communal Entrance Part glazed communal door

Entrance Hall Wooden entrance door. Storage cupboard.

Lounge 7.2m x 3.2m (23'7" x 10'6") Double glazed door to communal area. Two storage heaters. Electric fireplace with fire surround. Covered & textured ceiling. Part glazed double doors to kitchen.

Kitchen 2.29m x 2.18m (7'6" x 7'2") Double glazed window to front. Range of fitted wall and base units with work surfaces over. Stainless steel sink with separate taps. Tiled splashback. Space for fridge/freezer. Vinyl flooring. Covered and textured ceiling.

Bedroom 1 4.14m x 2.82m (13'7" x 9'3") Double glazed window to front. Storage heater. Full height fitted sliding door mirrored wardrobes. Covered and textured ceiling.

Bathroom 2.03m x 1.68m (6'8" x 5'6") Three piece bathroom suite comprising: Panelled bath with separate taps and mixer shower over, wash hand basin with vanity unit under and low level wc. Wall mounted electric heater. Vinyl flooring. Tiled walls. Coved and textured ceiling.

Exterior

Communal Gardens

Leasehold Information

Unexpired Lease: 104 years remaining (to be verified by vendors solicitor).

Service Charge: £2430.40 per annum (to be verified by vendors solicitor).

Ground Rent: £350 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.