



78a Holly Hill Road  
Erith  
Kent  
DA8 1QD

Leasehold



Council Tax: C  
EPC Rating: C

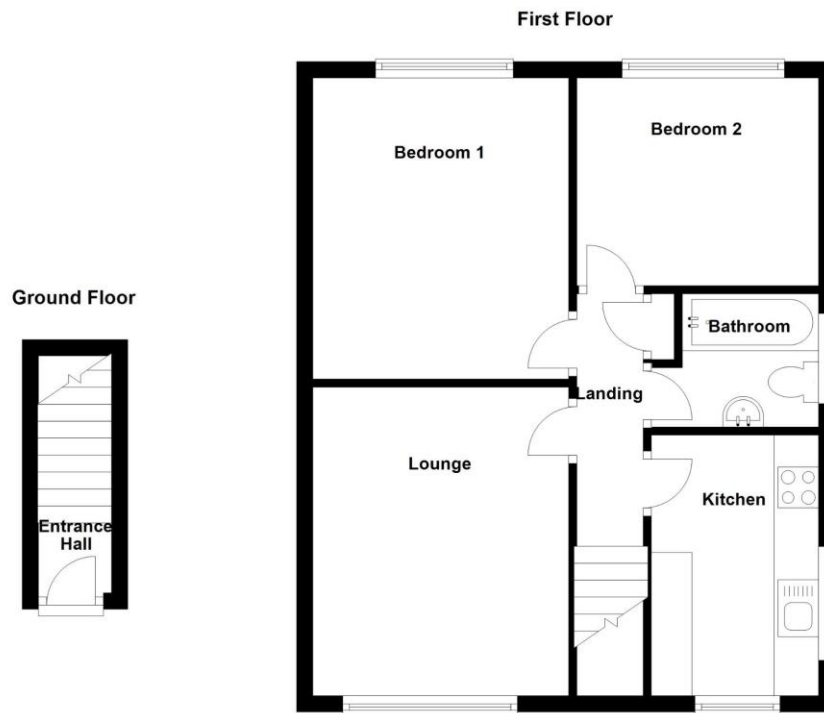
Two bedroom first floor maisonette with that should prove an ideal for first time/investment purchase with the opportunity for improvement with the benefit of own garden and no chain.

- 12'5 x 10'1 Lounge
- 10'6 x 6'9 Kitchen
- Two double bedrooms
- Gas central heating
- 40' Rear garden
- No chain

Asking Price £200,000

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Total area: approx 48 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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## Interior

**Entrance Hall** Opaque part glazed wooden entrance door. Stairs to first floor landing.

**Landing** Access to loft. Radiator. Storage cupboard.

**Lounge** 3.78m x 3.07m (12'5" x 10'1") Secondary glazed window to rear. Radiator.

**Kitchen** 3.2m x 2.06m (10'6" x 6'9") Window to front and window to side. Wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Radiator. Plumbing for washing machine. Cupboard housing boiler. Gas cooker point.

**Bedroom 1** 3.8m x 2.95m (12'6" x 9'8") Secondary glazed window to rear. Radiator.

**Bedroom 2** 3.05m x 2.51m (10' x 8'3") Secondary glazed window to rear. Radiator.

**Bathroom** 1.68m x 1.65m (5'6" x 5'5") Opaque window to side. Three piece white suite comprising: Panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Radiator. Part tiled walls.

## Exterior

**Garden** 12.2m (40') In need of attention.

## Leasehold Information

Lease Term: 99 years from 30/09/2003

Remaining on lease: Approx. 80 years and 2 months

Ground Rent: £100 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