



22 Stoneham Court | Dell View Road, Erith, Kent, DA8 3FH

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Asking Price £360,000 Leasehold

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Stoneham Court, Dell View Road

Coming to the market for the first time since built in 2018 located on the ever popular "Erith Park" development is this rarely available contemporary three bedroom ground floor spacious flat, offering 90 square meters of space, 17'9 x 12' terrace, 25' lounge/kitchen/diner with integrated appliances, ensuite shower and bathroom, allocated parking space, within close proximity of Erith town centre, Erith Leisure centre, transport links, zone 6 station with links to Abbey Wood's now open Elizabeth Line (Approx 22 minutes to Canary Wharf Station) and schools.

Property Features

- Council Tax: C
- EPC Rating: B
- 25' x 13' Lounge/Kitchen/Diner
- Modern white kitchen with integrated appliances
- Three spacious bedrooms
- Ensuite shower room and family bathroom
- Ideal first time/investment purchase
- 17'9 x 12'5 Patioed terrace



Interior

Communal Entrance Part glazed communal entrance door leading to ground floor flat.

Entrance Hall Wooden entrance door. Video entry phone. Built in storage cupboard. Walk in storage cupboard. Wood laminate flooring.

Lounge/Kitchen/Diner 7.92m x 4.27m (26' x 14')

Lounge Area Triple glazed window to side and triple glazed double doors patio area. Radiator. Wood laminate flooring.

Kitchen Area Range of fitted white high gloss wall and base units with under lighting and work surfaces over. 1.5 stainless steel sink unit with mixer tap. integrated dishwasher, washing machine, fridge/freezer, oven, hob and extractor. Wood laminate flooring.

Bedroom 1 5.82m x 2.74m (19'1" x 9') Triple glazed window to side. Built in storage cupboard. Built in double wardrobes. Carpet.

Ensuite shower 1.96m x 2.03m (6'5" x 6'8") Walk in shower with mixer shower over, glass screen and tiled walls. pedestal wash hand basin and low level wc. Heated towel rail. Ceramic tiled flooring. Tiled walls. Extractor.

Bedroom 2 4. 4.65m x 2.74m (15'3" x 9') Triple glazed window to side. Radiator. Carpet.

Bedroom 3 3.1m x 2.36m (14'9" x 7'10") Triple glazed window to side. Radiator. Carpet.

Bathroom 2.64m x 1.98m (8'8" x 6'6") Three piece white suite comprising: Panelled bath with mixer tap and sixer shower over, pedestal wash hand basin and low level wc. Heated towel rail. Vinyl flooring. Extractor.

Ground Floor



Total area: approx 90 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.





Exterior

Patio 5.4m x 3.78m (17'9" x 12'5") Patioed terrace. Light.

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

Leasehold Information

Time remaining on lease: Approx. 119 years and 1 months

Service Charge £170 per month including building insurance (to be verified by vendors solicitor).

Ground Rent: £200 per annum (to be verified by vendors solicitor).

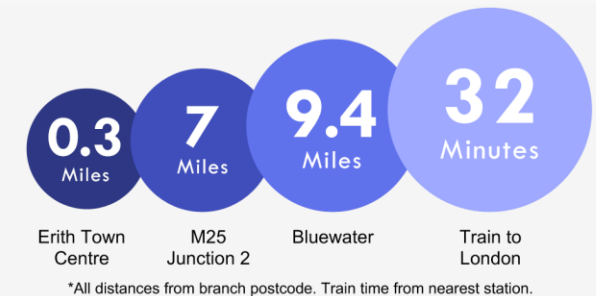
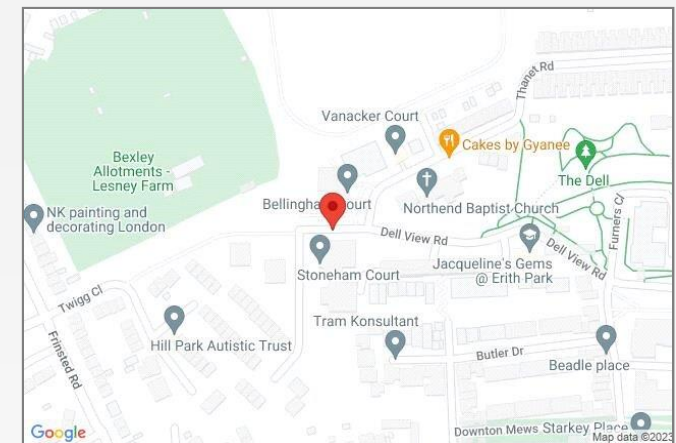
Additional Information

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.

Property Location

Stoneham Court, Dell View Road, Erith, DA8 3FH



FOR MORE INFORMATION CONTACT US TODAY.

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