64 Waters Edge Court | Wharfside Close, Erith, Kent DA8 1QW

1 1 1 **£130,000** **Leasehold**

ROBINSON-JACKSON
Our service will *move* you

Waters Edge Court, Wharfside Close

We present this spacious no chain well presented top floor riverside retirement flat ideally located for Erith town centre, zone 6 station and amenities, with the convenience of a communal lounge and laundry facilities.

Property Features

- Council Tax: B
- EPC Rating: C
- 23' x 10' Lounge
- 7' x 6' Kitchen
- 6' x 5' Shower room
- Double glazing and storage heating
- 13' Bedroom with fitted wardrobes
- Town centre location

Interior

Communal Entrance Part glazed communal door. Lift or stairs to third floor flat.

Entrance Hall Wooden entrance door. Storage cupboard housing water tanks. Carpet. Coved and textured ceiling.

Lounge 7.14m x 3.25m (23'5" x 10'8") Double glazed window to front. Part glazed double doors to kitchen. Electric fireplace. Two storage heaters. Dado rail. Carpet. Coved and textured ceiling.

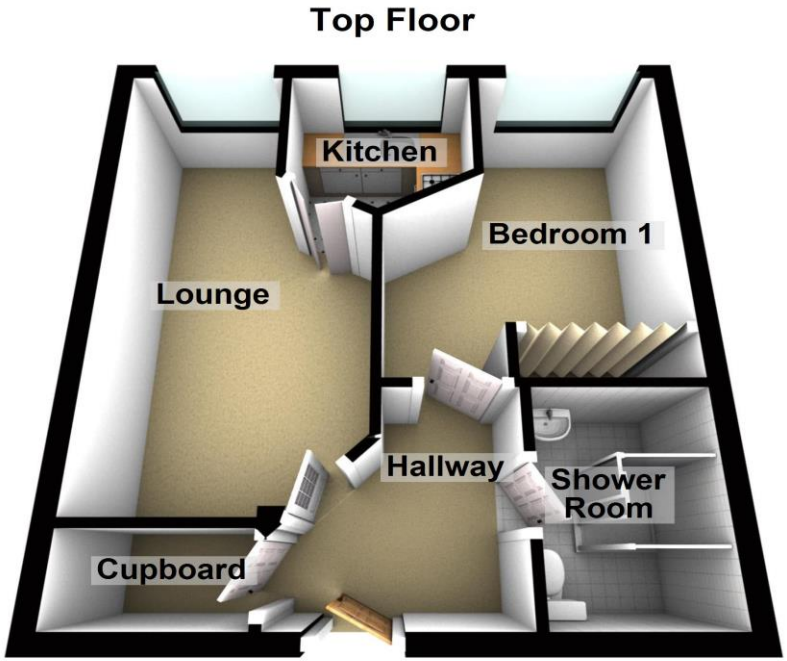
Kitchen 2.3m x 2.08m (7'7" x 6'10") Double glazed window to front. Range of wall and base units with work surface over. Stainless steel sink unit with mixer taps. Tiled splash back. Oven, hob and extractor to remain. Plumbing for washing machine. Space for fridge. Coved and textured ceiling. Vinyl flooring.

Bedroom 4.14 (13'7")m to wardrobe x 2.8 (9'2")m Double glazed window to front. Built in wardrobes with mirrored doors. Storage heater. Carpet. Coved and textured ceiling.

Shower Room 2.06m x 1.68m (6'9" x 5'6") Three piece suite comprising: walk in shower with tiled walls and mixer shower over, wash hand basin with vanity unit under and low level wc. Wall mounted heater. Vinyl flooring. Tiled walls. Coved & textured ceiling.

Exterior

Communal Garden



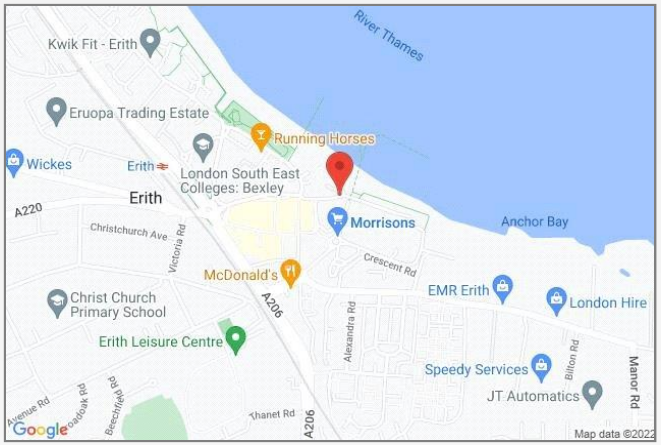
Total area: approx 462.88 sq. feet

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 by PlanUp.

Property Location

Waters Edge Court, Wharfside Close, Erith, DA8 1QW



0.3 Miles — Erith Town Centre

7 Miles — M25 Junction 2

9.4 Miles — Bluewater

20 Minutes — Train to Canary Wharf

*All distances from branch postcode. Train time from nearest station.

Leasehold Information

Lease Term: 125 Years from 2001 (to be verified by vendors solicitor)

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

Service Charge: £2296.30 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.

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