

1 Peridot Court
99 Slade Green Road
Kent

DA8 2FP

Leasehold



Council Tax: C
EPC Rating: C

Coming to the market for the first time since being built in 2019 is this spacious two bedroom two bathroom first floor flat. Benefits including walking distance from Slade Green station an allocated parking space and 7 years of NHBC guarantee remaining.

- 17'8 x 12' Lounge
- 17'8 x 12' Kitchen
- Two spacious bedrooms
- Modern bathroom and ensuite
- Double glazed and electric heating
- Allocated parking space

Guide Price £290,000

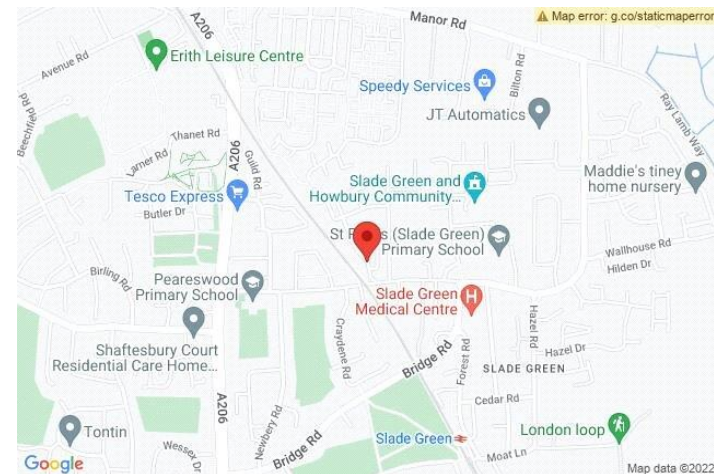
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Ground Floor



Total area: approx 69 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

Communal Entrance Part glazed communal door. Stairs or lift to first floor.

Entrance Hall Wooden entrance door. Double storage cupboard with plumbing for washing machine. Airing cupboard housing hot water tank. Wood laminate flooring.

Lounge area 5.38m x 3.66m (17'8" x 12') Double glazed double door to balcony and double glazed window to rear. Wall mounted electric heater. Wood laminate flooring. Open to kitchen.

Kitchen area 2.46m x 2.8m (8'1" x 9'2") Range of fitted white high gloss wall and base units with work surfaces over. 1.5 stainless steel sink unit with mixer tap. Tiled splash back. Oven, hob, extractor and dishwasher to remain. Space for fridge freezer. Extractor. Wood laminate flooring.

Bedroom 1 3.43m x 3.2m (11'3" x 10'6") Double glazed window to rear. Wall mounted electric heater. Carpet.

En suite 2.13m x 1.22m (7' x 4') Opaque double glazed window to side.

Three piece white suite comprising: Shower unit with mixer shower over, tiled walls and sliding door. Pedestal wash hand basin. Low level wc. Heated towel rail. Wood laminate flooring. Extractor.

Bedroom 2 2.5m x 3.18m (8'2" x 10'5") Double glazed window to side. Wall mounted electric heater. Carpet.

Bathroom 1.93m x 2.13m (6'4" x 7') Opaque double glazed window to side. Three piece white suit comprising: Panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Heated towel rail. Vinyl flooring. Extractor.

Exterior

Balcony 3.7m x 1.37m (12'2" x 4'6")

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

Leasehold Information

Lease term: 125 years from 2019 (to be verified by vendors solicitor):
Time remaining on lease: 122 years remaining (to be verified by Vendors solicitor)
Ground Rent: £250 Per Annum (to be verified by Vendors solicitor)
Service Charge: £1,300 Per Annum Including buildings insurance (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.