



33 Columbus Square Erith Kent

DA8 2PN

Leasehold



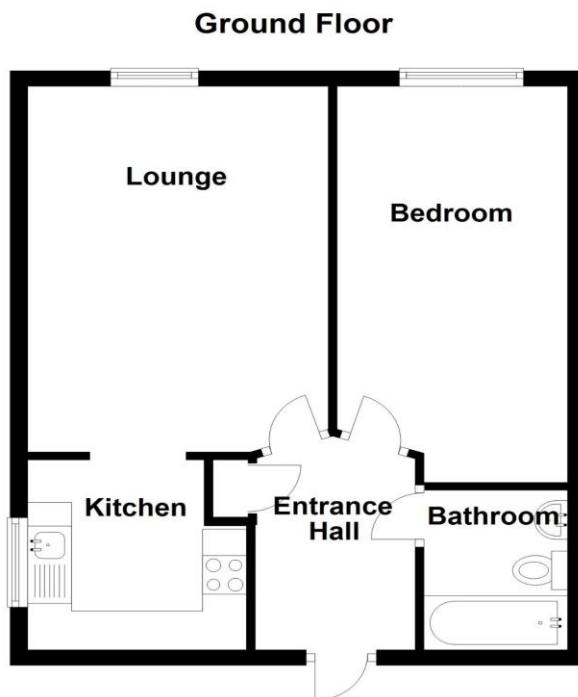
Council Tax: B
EPC Rating: D

Being sold with no chain that should prove an ideal first time/investment purchase, conveniently located for Erith Town Centre, train station with links to Abbey Wood's Elizabeth Line and transport links is this ground floor purpose built flat.

- 14'8 x 9' Lounge
- Double glazing and electric heating
- Convenient for Erith Town Centre
- 14'8 x 8 Bedroom
- Ideal first time/investment purchase
- No chain

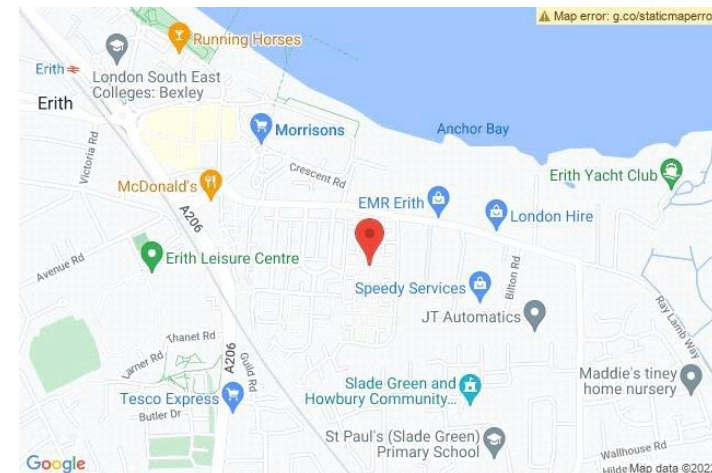
Asking Price £165,000

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Total area: approx 42 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.

Entrance Hall Wooden entrance door. Entry Phone system. Airing cupboard housing hot water tank. Tiled flooring.

Lounge 4.47m x 2.74m (14'8" x 9') Double glazed window to rear. Wall mounted electric heater. Tiled flooring. Textured ceiling. Archway leading to kitchen.

Kitchen 2.34m x 2.24m (7'8" x 7'4") Double glazed window to side. Range of wall and base units with work surfaces over. 1 bowl sink unit with mixer tap. Tiled splashback. Plumbing for washing machine. Oven and hob to remain. Wall mounted electric heater. Vinyl flooring.

Bedroom 1 4.47m x 2.44m (14'8" x 8') Double glazed window to rear. Wall mounted electric radiator. Storage space. Tiled flooring.

Bathroom 2.03m x 1.7m (6'8" x 5'7") Three piece white suite comprising: Panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Wall mounted electric heater. Vinyl flooring. Part tiled walls. Extractor. Dado rail.

Exterior

Garden Communal garden.

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

Leasehold Information

Lease Term 159 Years from 24th July 2017 (to be verified by Vendor's Solicitor)

Unexpired Lease 154 Years remaining (to be verified by Vendor's Solicitor)

Service Charge £80 Per month including building insurance (to be verified by Vendor's 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.