



29 Cricketers Close Erith Kent DA8 1TU

Leasehold



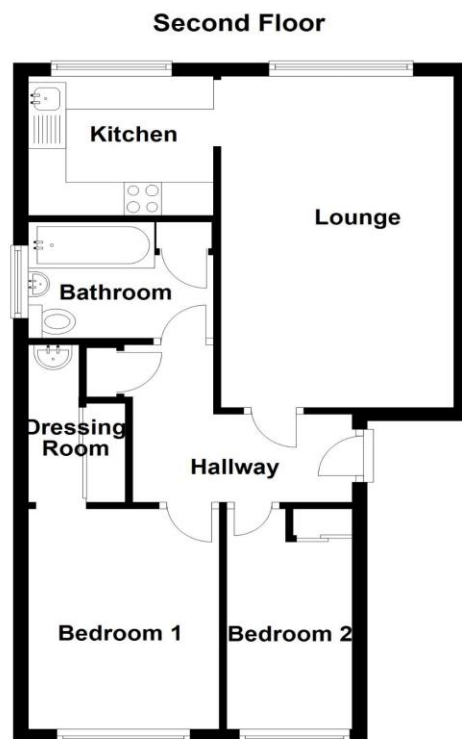
Council Tax: B
EPC Rating: C

Being sold with no chain conveniently located for Erith zone 6 Station with links to Abbey Wood's now open Elizabeth line, town centre and transport links, is this second floor ideal investment/first time purchase two bedroom flat.

- 18' x 10' Lounge
- Electric heating
- Ideally located for Erith station
- 8' x 7' Kitchen
- 11' x 8' Main bedroom with dresser via archway
- No chain

Asking Price £225,000

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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.**

01322 340000
Robinson Jackson
226 Bexley Road,
Northumberland Heath,
Kent DA8 3HB
northheath@robinson-jackson.com



Interior

Communal entrance Opaque part glazed communal door. Stairs to 2nd floor

Entrance Hall Wooden entrance door. Storage heater. Entry phone. Storage cupboard. Carpet.

Lounge 5.54m x 3.12m (18'2" x 10'3") Secondary glazed window to rear. Storage heater. Carpet. Coved and textured ceiling.

Kitchen 2.46m x 2.26m (8'1" x 7'5") Window to rear. Range of fitted wall and base units with work surfaces over. 1.5 stainless steel sink unit with mixer tap. Tiled splash back. Oven, hob and extractor to remain. Plumbing for washing machine. Space for fridge freezer. Vinyl flooring.

Bedroom 1 3.43m x 2.51m (11'3" x 8'3") Window to front. Wall mounted electric heater. Carpet. Textured ceiling. Door leading to dressing area.

Dressing area 1.35m x 0.84m (4'5" x 2'9") Wash hand basin with vanity unit under. Full height fitted mirrored sliding door wardrobe. Carpet.

Bedroom 2 2.62m x 1.73m to wardrobe (8'7"x 5'8" to wardrobe) Window to front. Wall mounted electric heater. Built in mirrored sliding door wardrobe. Carpet.

Bathroom 2.34m x 2.18m (7'8" x 7'2") Three piece suite comprising: panelled bath with separate taps and mixer shower over, wash hand basin with vanity unit under and low level wc. Airing cupboard housing hot water tank. Vinyl flooring. Part tiled walls. Extractor.

Leasehold Information

Lease term: 125 years from 1 July 1987 (to be verified by vendors solicitor)

Time remaining on lease: Approx. 89 years and 9 months

Service Charge: £1251per annum (to be verified by vendor's solicitor)

Ground rent: Peppercorn (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.