



133 Frobisher Road | Erith, Kent, DA8 2PU



Guide Price £170k to £180k Leasehold

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## Frobisher Road, Erith

Being sold with no chain is this well presented 2 bedroom flat well located for zone 6 station, with links to Abbey Wood's Elizabeth Line, bus routes, Erith Town Centre and amenities that should prove an ideal first time/investment buy.

### Property Features

- Council Tax: C
- EPC Rating: C
- Double glazing
- 8'1 x 6' Kitchen
- 7'7 x 4'6 Bathroom
- Well located for zone 6 Stations
- Allocated parking space
- Chain Free



## Interior

**Communal entrance** Part glazed communal door stairs to second floor flat.

**Entrance Hall** Wooden entrance door. Airing cupboard housing hot water tank. Wall mounted heater. Wood laminate flooring.

**Lounge** 5.03m x 3.28m (16'6" x 10'9") Window to side. Entry phone system. Storage heating. Carpet. Textured ceiling. Archway to kitchen.

**Kitchen** 2.46m x 1.83m (8'1" x 6') Window to side. Range of base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Electric cooker point. Space for fridge freezer. Wood laminate flooring.

**Bedroom 1** 4.7m x 2.74m (15'5" x 9') Window to rear. Storage heater. Carpet. Textured ceiling.

**Bedroom 2** 2.57m x 2.24m (8'5" x 7'4") Window to rear. Wall mounted heater. Carpet. Textured ceiling

**Bathroom** 2.3m x 1.37m (7'7" x 4'6") Three piece white suite comprising: panelled bath with separate taps, pedestal wash hand basin and low level wc. Wall mounted heater. Vinyl flooring. Part tiled walls. Extractor.

## Exterior

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

## Second Floor



Total area: approx 51 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.

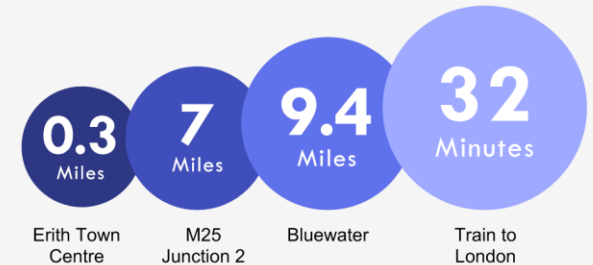
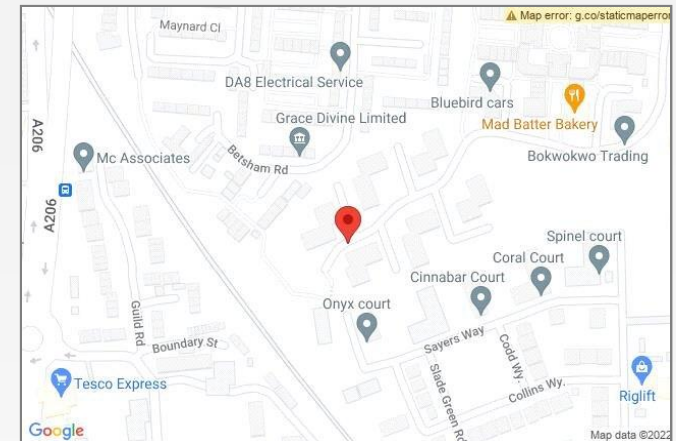






## Property Location

Frobisher Road, Erith, Kent, DA8 2PU



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

## Leasehold Information

Lease Term: 99 Years from 01/03/1991 (to be verified by vendors solicitor)

Unexpired Lease: 66 Years remaining (to be verified by vendors solicitor)

Service Charge: £110 Per month (to be verified by vendors solicitor)

Ground rent £85 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.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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