



15 Peridot Court, 99 Slade Green Road | Erith, Kent, DA8 2FP

 2  2  1 Offers in Excess Of £290,000 Leasehold

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Our service will *move* you

Slade Green Road, Erith

Coming to the market is this spacious two bedroom, two bathroom top floor flat presented in move in condition. Benefits including walking distance form Slade Green station with access to Abbey Woods now open Elizabeth Line and allocated parking space.

Property Features

- Council Tax: C
- EPC Rating: C
- 10'8 x 16'6 Lounge
- 10'9 x 6'9 Modern kitchen
- Two spacious bedrooms
- Modern bathroom and ensuite
- Double glazed and electric heating
- Allocated parking space



Interior

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

Entrance Hall Wooden entrance door. Double glazed window to the rear. Phone entry system. Storage cupboard with plumbing for washing machine and housing hot water tank. Wall mounted electric heater. Carpet. Access to loft.

Lounge area 3.25m x 5.03m (10'8" x 16'6") Double glazed double door to balcony and double glazed window to front. Wall mounted electric heater. Carpet. Open to kitchen.

Kitchen area 3.28m x 2.06m (10'9" x 6'9") Double glazed window to side. Range of fitted grey 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. Vinyl flooring.

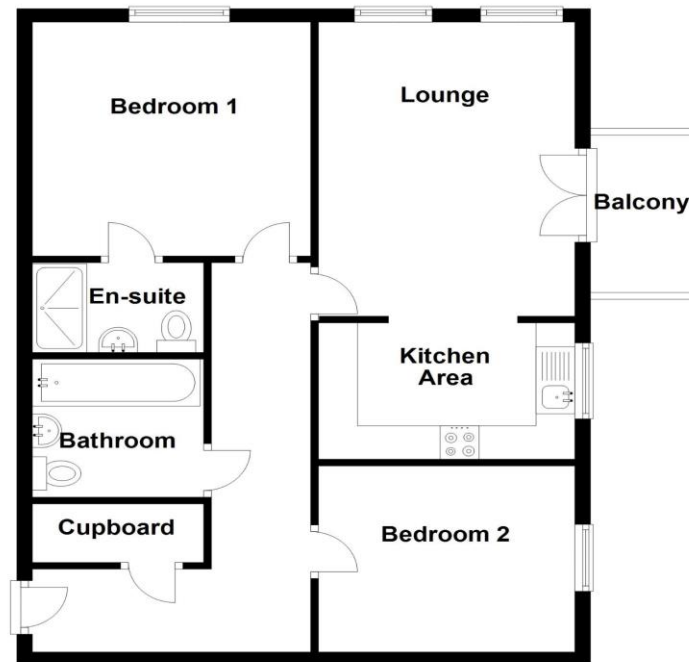
Bedroom 1 3.18m x 3.73m (10'5" x 12'3") Double glazed window to front. Wall mounted electric heater. Carpet. Door to ensuite.

En suite 1.4m x 1.98m (4'7" x 6'6") 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. Spot lights. Extractor.

Bedroom 2 2.62m x 3.25m (8'7" x 10'8") Double glazed window to side. Wall mounted electric heater. Carpet.

Bathroom 1.9m x 2.13m (6'3" 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. Spot lights. Extractor.

Ground Floor



Total area: approx 66 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.





Exterior

Balcony

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)

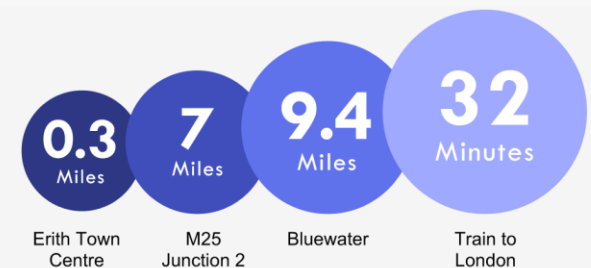
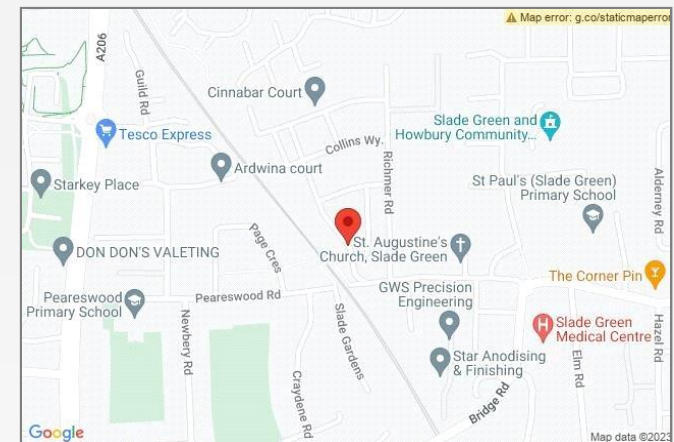
Additional Information

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.

Property Location

Slade Green Road, Erith, DA8 2FP



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

**FOR MORE INFORMATION
CONTACT US TODAY.**

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