

11 Knights Court  
29 The Nursery  
Erith  
Kent  
DA8 2EZ



Council Tax: A  
EPC Rating: C

Offered with no onward chain is this top floor purpose built apartment. The property boasts a private car parking space which is gated and private loft access. Accommodation includes a spacious lounge, fitted kitchen with modern boiler, double bedroom, three piece bathroom and generous storage.

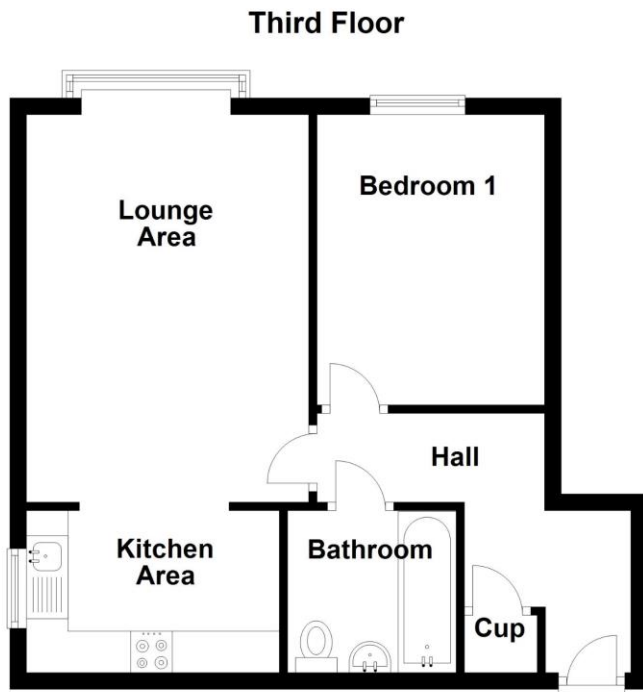
- Chain free
- Top floor
- Combi boiler
- Private loft access
- Gated car park with private space
- Popular location

Guide Price £150,000 - £160,000

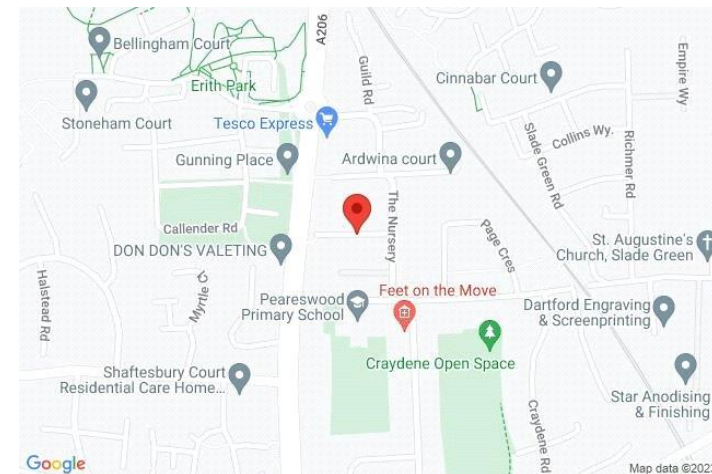
Leasehold

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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,  
North' Heath,  
Kent, DA8 3HB  
northumberlandheath@robinson-jackson.com

## Interior

**Communal entrance** Double glazed communal entrance door. Stairs leading to own front door.

**Entrance Hall** Wooden entrance door. Radiator. Storage cupboard. Wall mounted entry phone.

**Lounge** 4.67m x 3.4m (15'4" x 11'2") Double glazed window to rear. Radiator. Carpet. Open to kitchen.

**Kitchen** 3.05m x 1.75m (10' x 5'9") Double glazed window to side. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler. Vinyl tile effect flooring.

**Bedroom 1** 3.68m x 2.74m (12'1" x 9') Double glazed window to rear. Radiator. Carpet.

**Bathroom** 2.03m x 1.96m (6'8" x 6'5") Three piece suite comprising: Panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level wc. Heated towel rail. Part tiled walls. Tiled flooring.

## Exterior

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

## Leasehold Information

Unexpired Lease: 64 years remaining (to be verified by vendors solicitor).

Service Charge: £1328.66 per annum (to be verified by vendors solicitor).

Ground Rent: £180.00 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.