



Bramble Croft | Erith, Kent, DA8 1BX



Asking Price £250,000

Leasehold

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## Bramble Croft, Erith

Located in a cul-de-sac with far reaching views and within close proximity of Franks park is this spacious two double bedroom split level maisonette being sold with no chain, garage en bloc and communal gardens that should no doubt prove an ideal first time/investment purchase.

### Property Features

- Council Tax: C
- EPC Rating: D
- 16'1 x 11'1 Lounge
- 14'5 x 8' Kitchen/diner
- Double glazing
- 7' x 6' Shower room
- Cul-de-sac
- No chain





## Interior

**Entrance Hall** Opaque part glazed UPVC entrance door. Storage heater. Carpet. Stairs to first floor.

**Lounge** 4.9m x 3.38m (16'1" x 11'1") Double glazed window to rear. Storage heater. Carpet. Textured ceiling. Door way to kitchen. Part glazed door to stairs to first floor.

**Kitchen/Diner** 4.27m x 2.44m (14' x 8') Two double glazed windows to front. Range of medium oak wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space for fridge. Plumbing for washing machine. Part carpet and part vinyl flooring. Extractor.

**Landing** Carpet. Access to loft. Airing cupboard housing hot water tank.

**Bedroom 1** 4.04m x 3.43m (13'3" x 11'3") Double glazed window to front. Built in cupboard. Full height fitted wardrobes. Carpet.

**Bedroom 2** 3.43m x 2.3m (11'3" x 7'7") Two double glazed windows to rear. Full height fitted wardrobe. Storage cupboard. Carpet

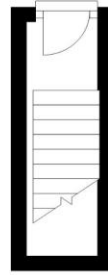
**Shower Room** 2.34m x 1.96m (7'8" x 6'5") Opaque double glazed window to front. Three piece white suite comprising: Shower unit with mixer shower over, tiled walls and sliding doors, wash hand basin with vanity unit under and low level wc. Heated towel rail. Vinyl flooring. Tiled walls.

## Exterior

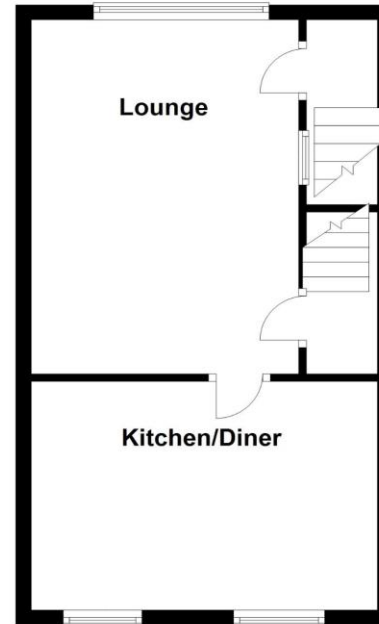
**Communal gardens**

**Parking** Garage en-bloc with up and over door. Power and light.

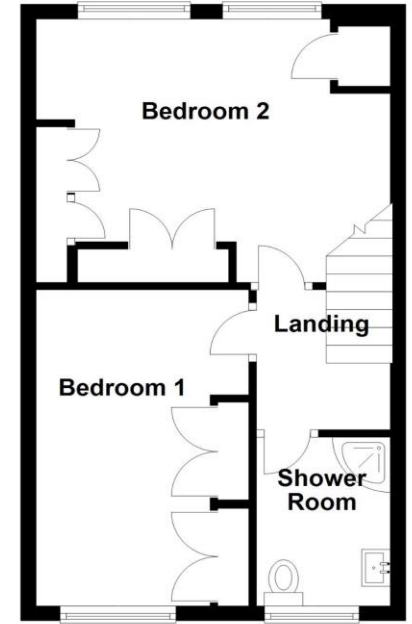
Ground Floor



First Floor



Second Floor



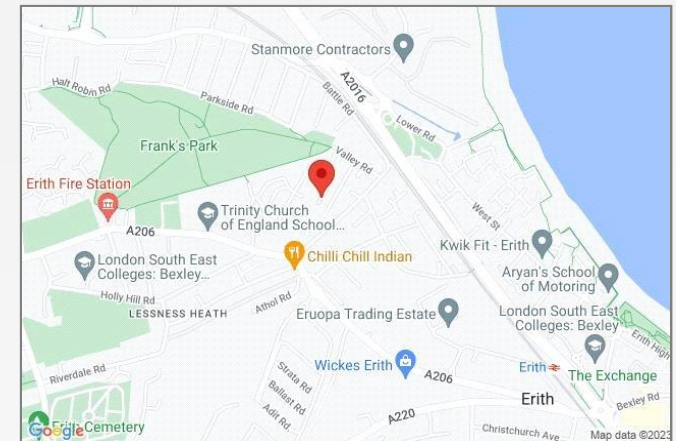
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any 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

Bramble Croft, Erith, Kent, DA8 1BX



## Leasehold Information

Lease Term: 999 years from 25 December 1967(to be verified by vendors solicitor).

Unexpired Lease: 943 years remaining (to be verified by vendors solicitor).

Service Charge: £400 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  
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