



31 Hardwick Court | 50 Lesney Park Road, Erith, DA8 3DL



Asking Price £145,000

Leasehold

ROBINSON-JACKSON
Our service will *move* you

Hardwick Court, 50 Lesney Park Road

Available to the over 55's presented in stunning move in condition is the first floor flat located in the ever popular "Lesney park" area and convenient for Erith Town centre, Northumberland Heath parade, zone 6 stations and transport links that is a must view.

Property Features

- Council Tax: C
- EPC Rating: C
- 19' x 10' Lounge
- 10' x 7' Fitted kitchen
- Double glazing and gas central heating
- Modern shower room
- Available to over 55's
- Communal garden



Interior

Communal entrance Stairs to first floor flat.

Entrance Hall Opaque part double glazed composite entrance door. Radiator. Double storage cupboard. Airing cupboard housing boiler and plumbing for washing machine. Textured and coved ceiling. Access to loft.

Lounge 5.94m x 3.07m (19'6" x 10'1") Double glazed windows to rear and side. Two radiators. Carpet. Coved and textured ceiling. Sliding blind into kitchen.

Kitchen 3.12m x 2.18m (10'3" x 7'2") Double glazed window to rear. Range of Grey wall and base units with Quartz work surfaces over, under counter lighting incorporating sink and drainer. Oven, hob, extractor and dishwasher to remain. Space for fridge/freezer. Breakfast bar area. Coved and textured ceiling. Wood laminate tiled effect flooring.

Bedroom 1 4.22m x 2.6m (13'10" x 8'6") Double glazed window to rear. Radiator. Carpet. Coved and textured ceiling

Bedroom 2 3.56m x 1.73m (11'8" x 5'8") Double glazed window to rear. Radiator. Carpet. Coved and textured ceiling

Shower Room 2.18m x 1.73m (7'2" x 5'8") Three piece suite comprising: Walk in shower unit with mixer shower over, tiled walls and glass door, wash hand basin with vanity unit under and low level wc. Heated towel rail. Ceramic tiled flooring. Tiled walls and extractor.

First 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.





Exterior

Garden Communal

Leasehold Information

Unexpired Lease: 83 Years remaining (to be verified by vendors solicitor).

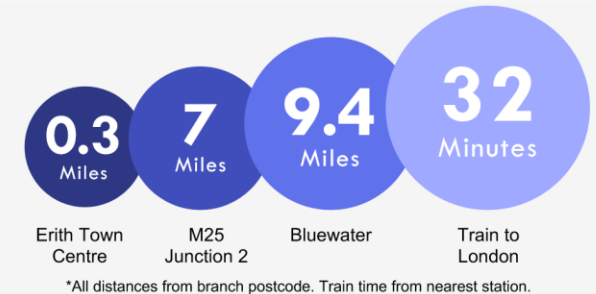
Service Charge: £173.00per month inc building insurance (to be verified by vendors solicitors).

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

Hardwick Court, 50 Lesney Park Road, Erith, DA8 3DL



**FOR MORE INFORMATION
CONTACT US TODAY.**

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