



61 Parkspring Court | 102 Erith High Street, Erith, Kent, DA8 1GL



Asking Price £250,000 Leasehold

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## **Parkspring Court, 102 Erith High Street**

Spacious two bedroom ideal first time purchase flat being sold with no chain located in the heart of Erith town centre with balcony, river views and within walking distance of Erith train station.

### **Property Features**

- Council Tax: D
- EPC Rating: C
- 25' Lounge/Diner
- 9' x 7' Fitted kitchen
- Two double bedrooms
- Bathroom & En suite shower room
- 28' Balcony
- No chain



## Interior

**Communal Entrance** Part glazed communal door. Stairs or lift to first floor and outdoor communal area. Stairs or lift to third floor.

**Entrance Hall** Entrance door. Radiator. Wood laminate flooring. Video entry phone. Double storage cupboard housing water tank. Double storage cupboard.

**Lounge/Diner** 7.72 (25'4")m narrowing to 5.23 (17'2")m x 3.12 (10'3")m Double glazed window to rear and double glazed door to balcony. Radiator. Wood laminate flooring. Open to kitchen.

**Kitchen** 2.84m x 2.36m (9'4" x 7'9") Range of walnut style wall & base units with work surfaces over. Wall unit housing boiler. 1.5 bowl stainless sink unit with mixer tap. Tiled splash back. Oven, hob & extractor to remain. Plumbing for washing machine. Space for fridge freeze. Vinyl flooring.

**Bedroom 1** 4.1m x 2.67m (13'5" x 8'9") Double glazed window to rear. Radiator. Carpet. Door to En-suite.

**En-Suite Shower Room** 1.68m x 1.65m (5'6" x 5'5") Three piece suite comprising: shower unit with mixer shower over, tiled walls and door, wash hand basin and low level wc. Radiator. Part tiled walls. Vinyl flooring. Extractor.

**Bedroom 2** 4.1m x 2.62m (13'5" x 8'7") Double glazed window to rear. Radiator. Carpet.

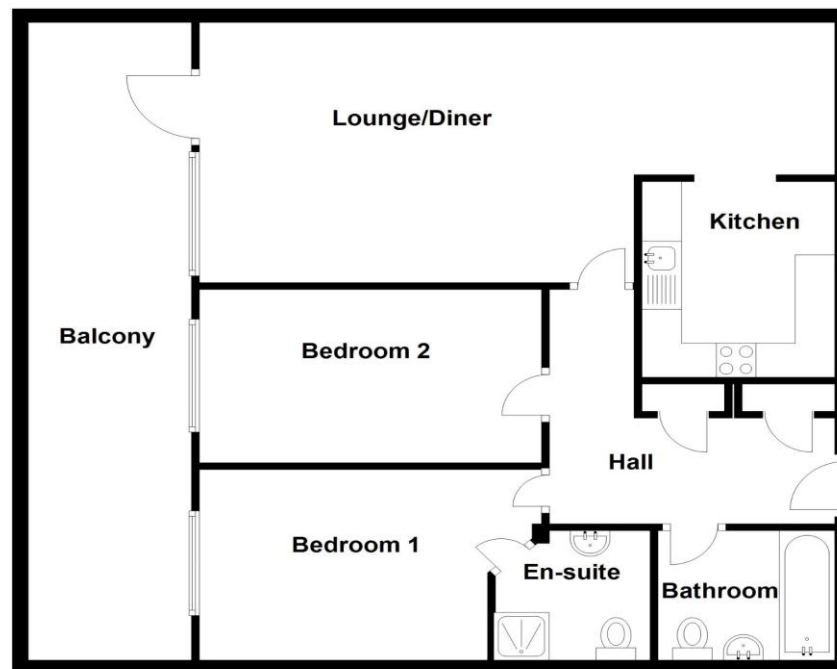
**Bathroom** 2.44m x 1.68m (8' x 5'6") Three piece white suite comprising: panelled bath with mixer tap & mixer shower over, pedestal wash hand basin & low level wc. Radiator. Vinyl flooring. Part tiled walls. Extractor.

## Exterior

**Balcony** 8.59m x 1.45m (28'2" x 4'9") Patioed with river views.

**Parking** Underground secured allocated parking space (to be verified by vendors solicitor).

## Third Floor



Total area: approx 68 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

Parkspring Court, 102 Erith High Street, Erith, DA8 1GL



## Leasehold Information

Lease Term: 125 Years from 2007 (to be verified vendors solicitors)

Unexpired Lease: 109 years remaining (to be verified vendors solicitors)

Service Charge: £157.73 per month including building insurance (to be verified 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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