



45b Pembroke Road | Erith, Kent, DA8 1BY



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Asking Price £290,000 Leasehold

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Our service will *move* you

Pembroke Road, Erith

Rarely available first floor conversion flat offering spacious accommodation throughout with garden access, parking to rear and ready to be moved into or rental opportunity within convenient distance of Erith town centre, zone 6 station with access to Abbey Wood's Elizabeth line that is a must view.

Property Features

- Council Tax: B
- EPC Rating: C
- 12' x 11' Lounge
- 12' x 11' Fitted kitchen
- Double glazing and gas central heating
- 3 spacious bedrooms
- White bathroom suite
- Ideal first time/investment property

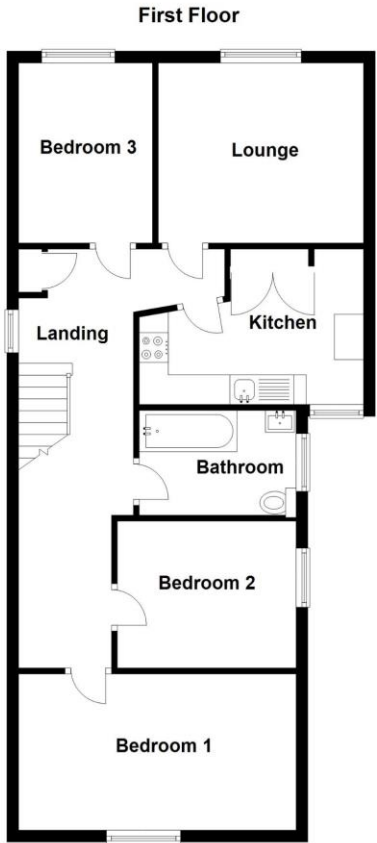


Interior

- Communal Entrance** Part glazed wooden communal entrance door.
- Entrance Hall** Wooden entrance door. Carpet. Stairs to first floor landing.
- First floor landing** Carpet. Access to loft. Built in storage cupboard.
- Lounge** 3.7m x 3.45m (12'2" x 11'4") Double glazed window to rear. Radiator. Carpet. Coved ceiling.
- Kitchen** 3.84m x 3.35m (12'7" x 11') Double glazed window to front. Range of fitted cream high gloss wall and base units with solid wood work surfaces over. Stainless steel sink unit with mixer tap. Oven, hob and extractor to remain. Plumbing for washing machine. Integrated fridge/freezer. Wall unit housing boiler. Radiator. Wooden flooring.
- Bedroom 1** 4.11m x 2.44m (13'6" x 8') Double glazed window to front. Radiator. Carpet. Coved ceiling.
- Bedroom 2** 2.92m x 2.87m (9'7" x 9'5") Double glazed window to side. Radiator. Carpet. Coved ceiling.
- Bedroom 3** 3.58m x 2.24m (11'9" x 7'4") Double glazed window to rear. Radiator. Carpet. Coved ceiling.
- Bathroom** 2.13m x 1.88m (7' x 6'2") Opaque double glazed window to side. Three piece white suite comprising: Pannell bath with separate taps and mixer shower over, wash hand basin with vanity unit under and low level wc. Radiator. Vinyl flooring. Part tiled walls.

Exterior

- Garden** We understand the property comes with access to the rear garden.
- Parking** Off street parking to rear via secure gates (Access Subject to legal verification)



Total area: approx 74 square metres

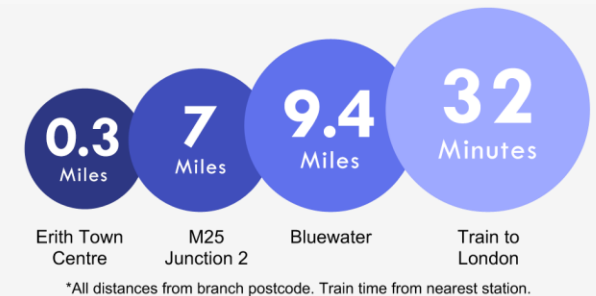
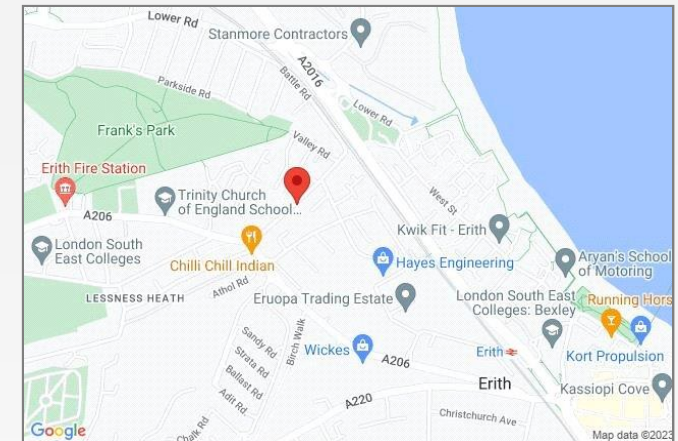
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any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

Pembroke Road, Erith, Kent, DA8 1BY



Leasehold Information

Lease Term: 99 Years from 01/06/1999 (to be verified by vendors solicitor)

Unexpired Lease: 75 Years remaining (to be verified by vendors solicitor)

Ground Rent: £100 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 undergoing a rejuvenation, 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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