



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



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Asking Price £270,000 Leasehold

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Parkspring Court, 102 High Street

Spacious two bedroom ideal first time purchase fifth floor flat 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
- 21' Lounge/Diner
- 9' x 7' Fitted kitchen
- Two double bedrooms
- Bathroom & En suite shower room
- Wrap around Balcony
- Underground secure allocated parking



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. Video entry phone. Storage cupboard housing water tank. Storage cupboard. Wood laminate flooring.

Lounge/Diner 6.4m x 4.6m x 3.23m (21' x 15'1" x 10'7") Double glazed window to front and double glazed door to balcony. Radiator. Wood laminate flooring. Open to kitchen.

Kitchen 2.36m x 2.95m (7'9" x 9'8") Double glazed window to front. Range of wall and base units with work surfaces over. 1.5 bowl stainless sink unit with mixer tap. Tiled splash back. Oven, hob & extractor to remain. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freeze. Vinyl flooring. Spot lights.

Bedroom 1 3.84m x 2.92m (12'7" x 9'7") Double glazed window to side. Radiator. Carpet. Door to En-suite.

En-Suite Shower Room 1.6m x 1.24m (5'3" x 4'1") 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 3.12m x 3.35m (10'3" x 11') Double glazed window to side. Radiator. Carpet.

Bathroom 2.44m x 1.75m (8' x 5'9") 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.

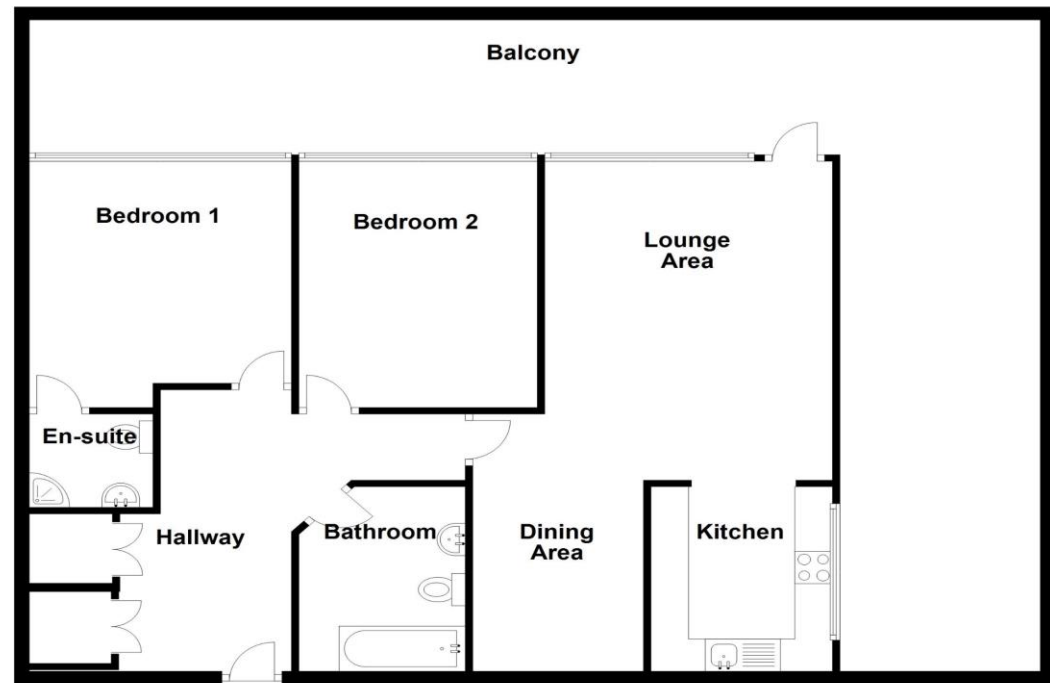
Exterior

Balcony to rear 14.02m x 1.1m 46' x 3'7 Patioed

Balcony to side 6.5m x 2.57m 21' x 8.5' Patioed

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

Fifth Floor



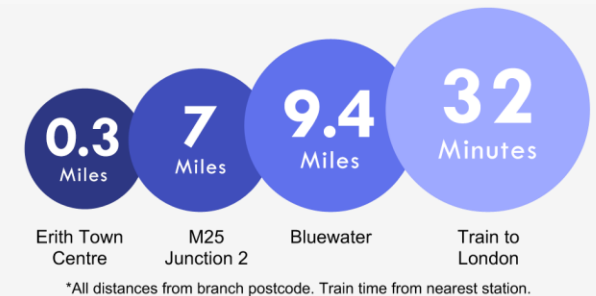
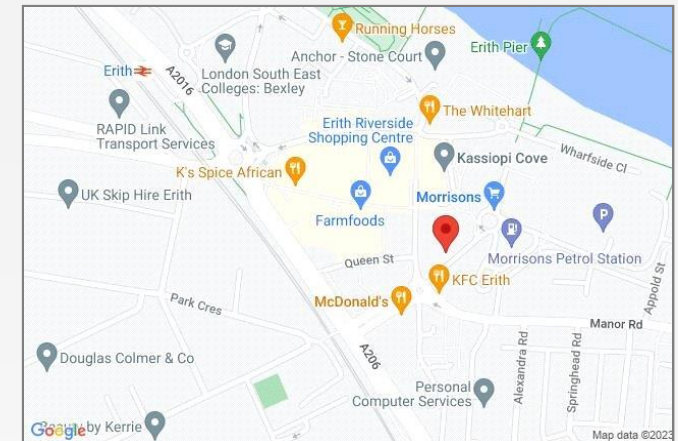
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any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

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



Leasehold Information

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

Unexpired Lease: 110 years remaining (to be verified vendors solicitors)

Service Charge: £157.63 per month including building insurance (to be verified vendors solicitor).

Rent: £311.16 per month (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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