

22 Cook Square  
Slade Green  
Kent  
DA8 2PL



Council Tax: B  
EPC Rating: D

Spacious 1980s built ideal first time/ investment purchase first floor flat located within close proximity of Erith town centre, amenities and zone 6 stations being sold with no chain.

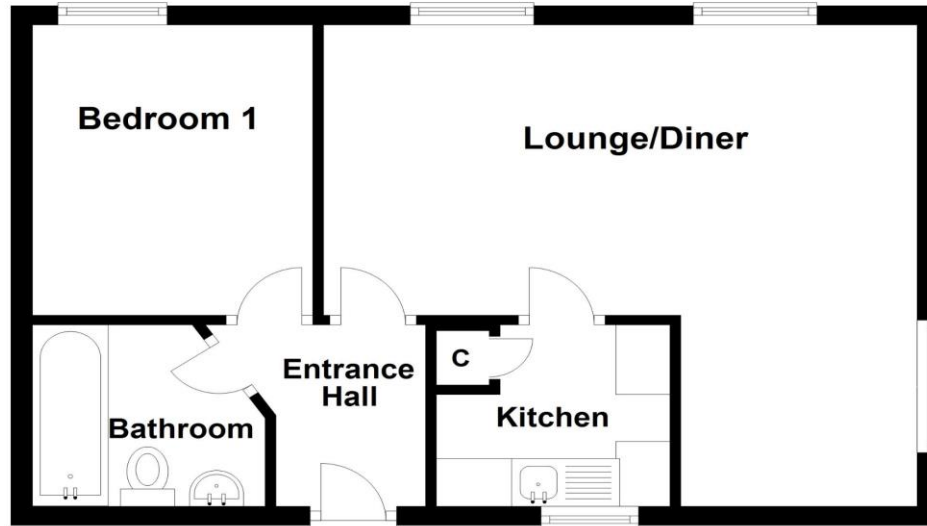
- 18' Lounge/diner
- 7' x 6' Fitted kitchen
- Double glazing
- Storage heating
- 10' x 8'6 Bedroom
- No chain

**Guide Price £170,000 - £180,000**

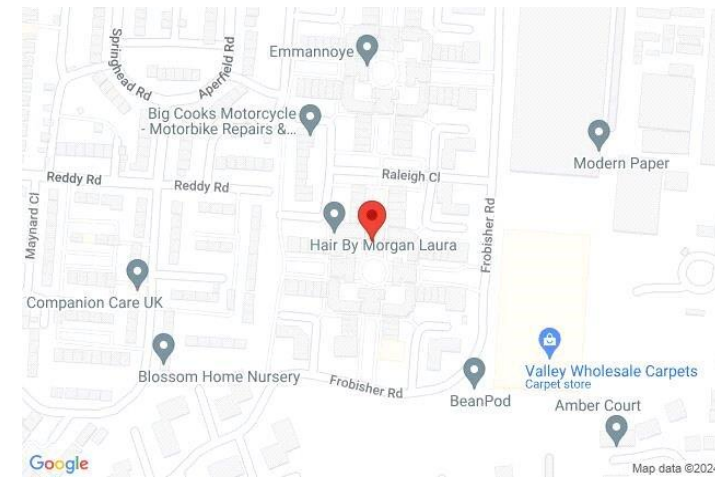
**Leasehold**

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## 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.



FOR MORE INFORMATION  
CONTACT US TODAY.

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## Interior

**Communal Entrance** Communal Entrance Part glazed communal door. Stairs to first floor door.

**Entrance Hall** Wooden entrance door. Carpet. Access to loft.

**Lounge** L-shaped 5.49m x 4.88m x 2.74m (18') (9') (16')m Two double glazed windows to side and double glazed window to front. Two storage heaters. Wall mounted entrance phone. Carpet.

**Kitchen** 2.16m x 1.9m (7'1" x 6'3") Double glazed window to side. Range of fitted wall & base units with work surfaces over. Stainless steel sink unit with drainer and mixer tap. Tiled splashback. Space for fridge and freezer. Electric cooker point. Storage cupboard. Tiled flooring.

**Bedroom** 3.05m x 2.6m (10' x 8'6") Double glazed window to side. Storage heater. Carpet. Fan light.

**Bathroom** 2m x 1.57m (6'7" x 5'2") Three piece suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap and low level wc. Tiled flooring. Tiled walls. Wall mounted slimline electric heater.

## Exterior

**Parking** Allocated parking space (to be verified by Vendor's Solicitor)

## Leasehold Information

Unexpired Lease 152 Years remaining (to be verified by Vendor's solicitor)

Service Charge TBC (to be verified by Vendor's Solicitor)

Ground Rent TBC (to be verified by Vendor's 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.