



17 Kempton Close
Northumberland Heath
Kent
DA8 3SR

What should prove an ideal buy to let/investment property is this first floor purpose built flat, well located for Northumberland Heath parade, zone 6 stations and amenities.

- 16'8 x 12' Lounge
- Warm air heating system
- Walking distance to Northumberland Heath
- 7' x 6' Kitchen
- Garage En-bloc
- No chain

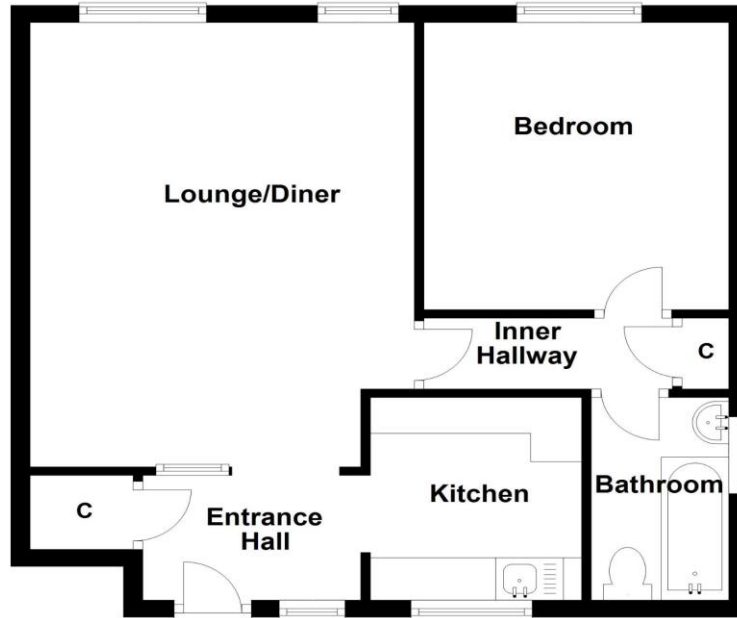
Guide Price £110,000 to £120,000

Leasehold

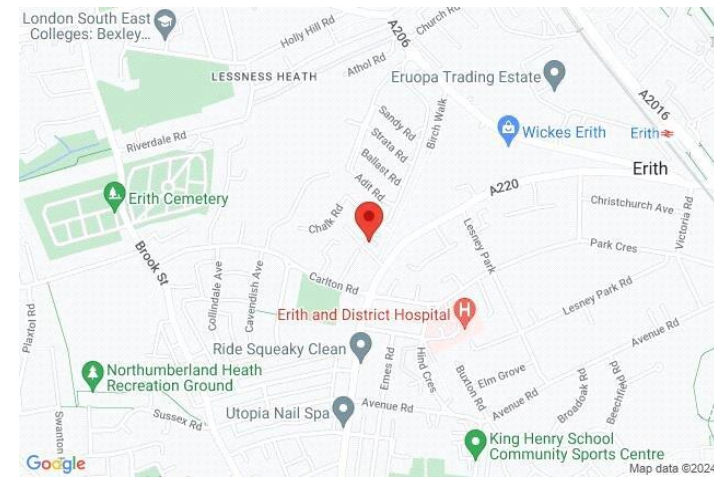


Council Tax: B
EPC Rating: TBC

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 Glazed communal entrance door. Stairs to first floor.

Entrance Hall Wooden entrance door. Window to front. Storage cupboard. Warm air heating system. Carpet. Entrance to kitchen.

Kitchen 2.16m x 1.85m (7'1" x 6'1") Window to front. Range of wall and base units with work surface over. Stainless steel sink unit with mixer taps. Space for electric cooker. Plumbing for washing machine. Vinyl flooring.

Lounge 4.98m x 3.76m (16'4" x 12'4") Full height window to rear and double glazed window to rear. Carpet. Coved ceiling. Entrance to inner lobby.

Inner Lobby Storage cupboard. Carpet. Doors to bedroom 1 and shower room.

Bedroom 1 3.2m x 2.97m (10'6" x 9'9") Window to rear. Carpet.

Bathroom 2.13m x 1.6m (7' x 5'3") Opaque window to front. Three piece suite comprising of Panelled bath with mixer tap and mixer shower over, pedestal wash hand basin and low level wc. Fully tiled walls. Vinyl flooring.

Exterior

Garage En-Bloc with up and over door.

Leasehold Information

Lease Term: 99 Years from 25/12/1972 (to be verified by vendors solicitor)

Remaining Term: 47 Years (to be verified by vendors solicitor)

Service Charge: £1400 Per annum (to be verified by vendors solicitor)

Ground Rent: £50 Per annum (to be verified by vendors solicitor)

Please note- The owner has advised us that probate has been applied for but not granted, therefore exchange of contracts cannot take place until probate has been granted.

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