



9a Camrose Avenue | Northumberland Heath, Kent, DA8 1ER



Guide Price £250,000 - £260,000

Leasehold

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Camrose Avenue, Northumberland Heath

Stunning first floor 30's built maisonette located in a popular residential area that should prove an ideal first time/investment purchase with the advantage of a 59' rear garden, modern kitchen, bathroom and a 125 year lease.

Property Features

- Council Tax: B
- EPC Rating: C
- 15'1 x 12' Lounge
- 6'2 x 6'2 Fitted kitchen
- Double glazing and gas central heating
- Modern white bathroom
- 59' Rear garden
- Ideal first time/investment purchase



Interior

Entrance Hall Opaque part double glazed UPVC entrance door. Double glazed window to side. Wood laminate flooring. Stairs to first floor landing

Landing Double glazed window to side. Radiator. Wood laminate flooring. Access to loft.

Lounge 4.6m to bay x 3.66m (15'1" to bay x 12') Double glazed bay window to front. Radiator. Wood laminate flooring. Coved ceiling. Door way to kitchen.

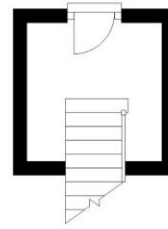
Kitchen 1.88m x 1.88m (6'2" x 6'2") Double glazed window to front and to side. Range of fitted Gray wall and base units with solid wood work surfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Oven, hob and extractor to remain. Plumbing for washing machine. Wall mounted unit housing oiler. Ceramic tiled flooring. Coved ceiling.

Bedroom 1 3.78m x 2.67m (12'5" x 8'9") Double glazed window to rear. Radiator. Wood laminate flooring. Coved ceiling.

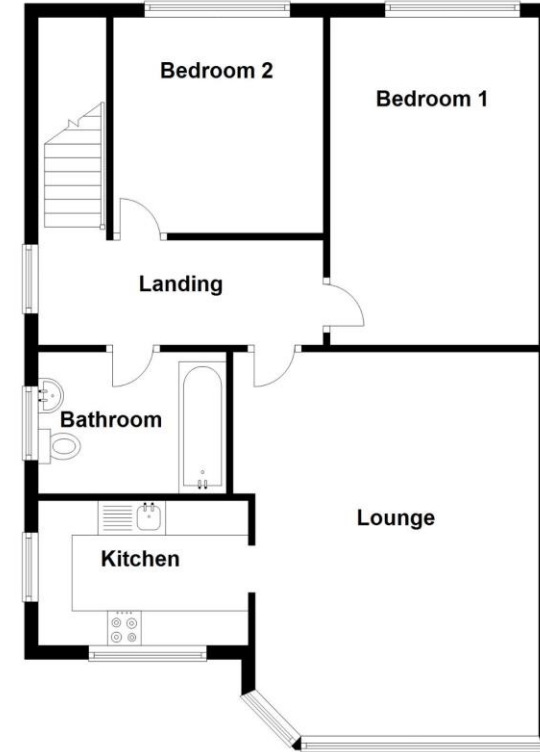
Bedroom 2 2.62m x 1.88m (8'7" x 6'2") Double glazed window to rear. Radiator. Wood laminate flooring. Coved ceiling.

Bathroom 1.9m x 1.65m (6'3" x 5'5") Opaque double glazed window to side. Three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Radiator. Tiled walls. Wood laminate tiled effect flooring. Coved ceiling.

Entrance Hall



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.





Exterior

Garden 17.98m (59') Concrete patio area. Maily laid to lawn. Concrete patio area to rear. Gated side access.

2.29m x 1.68m (7'6" x 5'6") Wooden shed currently used as a bar.

Leasehold Information

Unexpired Lease: 125 years remaining (to be verified by vendors solicitors).

Ground Rent: £250 per annum (to be verified by vendors solicitors).

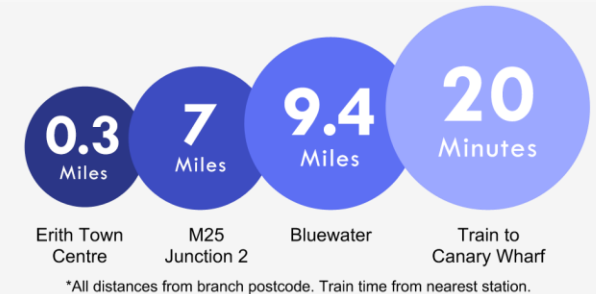
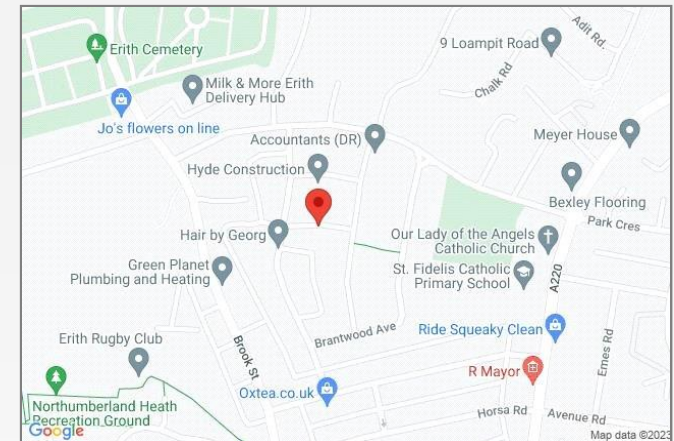
Additional Information

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.

Property Location

Camrose Avenue, Northumberland Heath, Kent, DA8 1ER



FOR MORE INFORMATION CONTACT US TODAY.

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