



36 Francis Court | Macarthur Close, Erith, Kent, DA8 1DQ



Guide Price £280,000 - £300,000

Leasehold

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Francis Court, Macarthur Close
Penthouse apartment with over 1000 sq. feet of accommodation, currently achieving £1450pcm that will prove an ideal investment/first time purchase no chain home being well positioned for Erith Riverside, town centre, zone 6 stations with links to Abbey Woods Elizabeth line and the convenience of secure parking, two balconies and two bathrooms.

Property Features

- Council Tax: D
- EPC Rating: C
- 21' x 13' Lounge/diner
- 8'5 x 8'2 Fitted kitchen
- Double glazing and gas central heating
- Two balconies
- 14' x 12' Main bedroom with en suite
- No chain
- Secure allocated parking



Interior

Communal Entrance Part glazed communal door. Stairs to top floor flat.

Entrance Hall Entrance door. Stairs to landing.

Landing Double glazed window to front. Built in storage cupboard. Storage cupboard. Entry phone system.

Lounge 6.43m x 4.1m (21'1" x 13'5") Velux double glazed window to front. Double glazed double doors to balcony. Double glazed double door to Juliette balcony. Two radiators. Wood laminate flooring.

Balcony 2.84m x 2.24m (9'4" x 7'4") Patioed with River views.

Kitchen 2.57m x 2.5m (8'5" x 8'2") Range of fitted wall and base units with work surfaces. 1.5 stainless steel sink unit with mixer tap. Tiled splash back. Plumbing for washing machine and dishwasher. Oven, hob and extractor to remain. Space for fridge/freezer Vinyl flooring. Wall mounted boiler.

Bedroom 1 4.47m x 3.7m (14'8" x 12'2") Double glazed double door to balcony. Built in double wardrobes. Carpet. Door leading to en-suite

En suite 2.74m x 1.04m (9' x 3'5") Three piece white suite comprising: Shower unit with mixer shower over, tiled walls and sliding door, wash hand basin with vanity unit under and low level wc. Radiator. Vinyl flooring. Extractor.

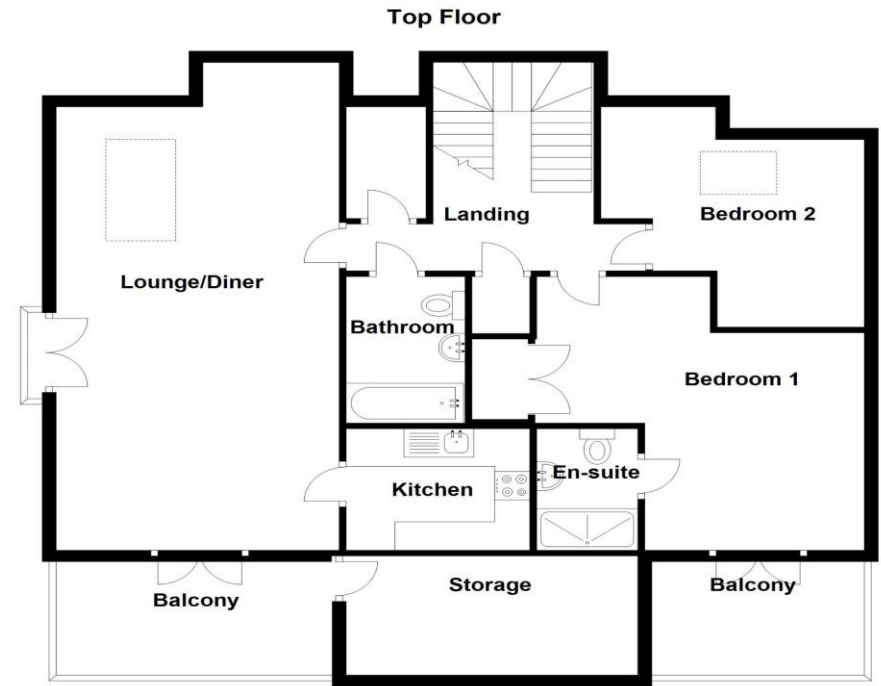
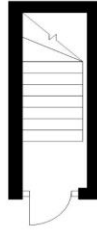
Balcony 2.9m x 2.26m (9'6" x 7'5") Decked with river views.

Bedroom 2 3.48m x 2.74m (11'5" x 9') Double glazed Velux window to front. Radiator. Carpet.

Bathroom 2.67m x 1.57m (8'9" x 5'2") Three piece white bathroom suite comprising: Panelled bath with mixer tap and mixer shower over, wash hand basin with vanity unit under and low level wc. Radiator. Ceramic tiled flooring. Extractor.

Exterior

Parking Secure allocated parking space (to be verified by vendors solicitor)



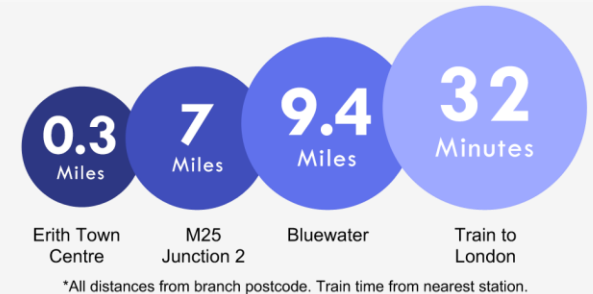
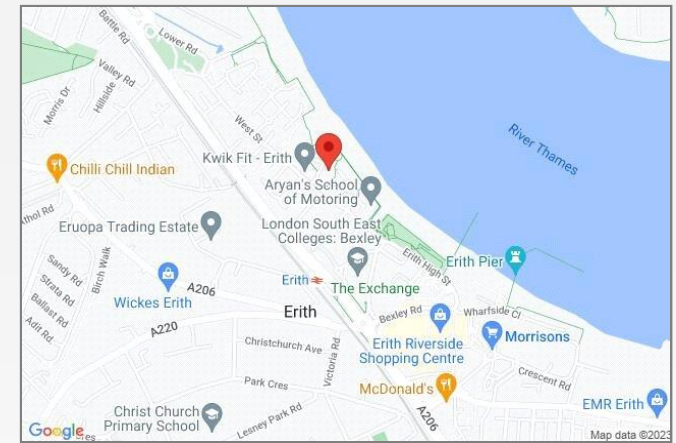
Total area: approx 94 square metres
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes 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

Francis Court, Macarthur Close, Erith, DA8 1DQ



Leasehold Information

Lease Term: 150 years from 2001 (to be verified by vendors solicitor).

Unexpired Lease: 128 years remaining (to be verified by vendors solicitor).

Service Charge: £3362 Per annum (to be verified by vendors solicitor).

Ground Rent: £168 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 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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