



30 Columbus Square | Slade Green, Kent, DA8 2PN



Asking Price £170,000

Leasehold

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Columbus Square, Erith

1980's built two double bedroom top floor flat that should prove an ideal first time/investment purchase, conveniently located for Erith Town Centre, train station with links to Elizabeth Line and transport links.

Property Features

- Council Tax: C
- EPC Rating: To be confirmed
- Allocated parking space
- Access to spacious loft space
- Modern bathroom
- Two double bedrooms
- Neutral decor throughout
- Generous storage



Interior

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

Entrance Hall Double glazed window to side. Wooden entrance door. Two storage cupboards. Digital electric radiators. Laminate flooring.

Lounge 6.15m x 3.05m (20'2" x 10') Two double glazed windows to side. Digital electric radiator. Laminate Flooring. Spotlights. Arch to kitchen.

Kitchen 3.15m x 1.68m (10'4" x 5'6") Double glazed window to side. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer taps and tiled splash backs. Electric cooker point. Plumbing for washing machine. Space for fridge freezer. Tiled flooring.

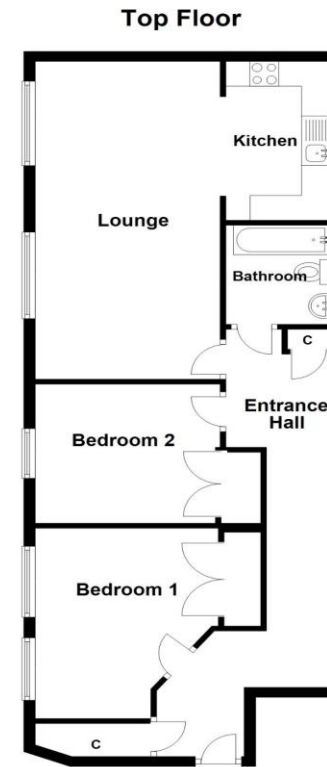
Bedroom 1 3.38m x 3.12m (11'1" x 10'3") Two double glazed windows to side. Digital electric radiator. Built in double wardrobe. Carpet.

Bedroom 2 3.12m x 2.67m (10'3" x 8'9") Double glazed window to side. Digital electric radiator. Built in double wardrobe. Carpet.

Bathroom 2.03m x 1.65m (6'8" x 5'5") Opaque double glazed window to side. Three piece suite comprising: Panelled bath with mixer taps and mixer shower over, wash hand basin with vanity unit under and low level WC. Heated towel rail. Tiled flooring. Tiled walls.

Exterior

Parking Allocated parking space (to be verified by the vendors solicitor).



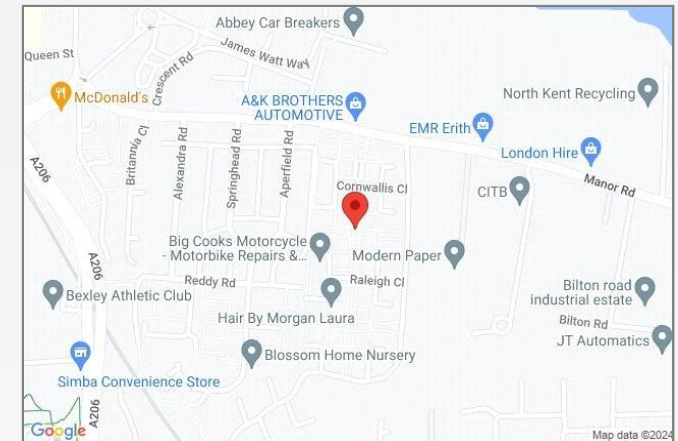
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any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

Columbus Square, Erith, Kent, DA8 2PN



Leasehold Information

Lease Term: 99 years from 01/09/1987 (to be verified by the vendors solicitor).

Unexpired Lease: 62 years remaining (to be verified by the vendors solicitor).

Service Charge: £1814.36 per annum (to be verified by the vendors solicitor).

Ground Rent: £170 per annum (to be verified by the 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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