



3 Blyth House | Macarthur Close, Erith, Kent, DA8 1BL



Asking Price £250,000

Leasehold

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Blyth House,

Located on a popular riverside development. Within a short walk of Erith town centre, zone 6 station and transport links is this spacious two bedroom two bathroom first floor flat with river views that should prove an ideal first time/investment purchase.

Property Features

- Council Tax: D
- EPC Rating: B
- 26'4 x 12'9 Lounge
- 9'6 x 8'7 Kitchen
- Two double bedrooms
- Double glazed and gas central heating
- 7'2 x 6'3 Bathroom & En-suite shower room
- Secure allocated parking space



Interior

Communal Entrance Part double glazed communal entrance door. Stairs or lift to first floor.

Entrance Hall Entrance door. Wall mounted entry phone system. Radiator. Double and single storage cupboard. Laminate flooring.

Lounge 8.03m x 3.89m (26'4" x 12'9") Double glazed window to side. Two double glazed double doors to Juliette balconies. Three radiators. Laminate flooring. Open to kitchen.

Kitchen 2.9m x 2.62m (9'6" x 8'7") Range of fitted wall and base units with work surfaces over. Integrated oven, hob & extractor to remain. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Space fridge freezer. Lino flooring.

Bedroom 1 4.2 (13'9")m narrowing to 2.92 (9'7")m x 3.23 (10'7")m Double glazed window to rear. Radiator. Laminate flooring. Door to En-Suite shower room.

En-suite 1.9m x 1.7m (6'3" x 5'7") Three piece white suite comprising: corner shower unit with mixer shower over, tiled walls and glass door, pedestal wash hand basin and low level wc. Radiator. Laminate flooring.

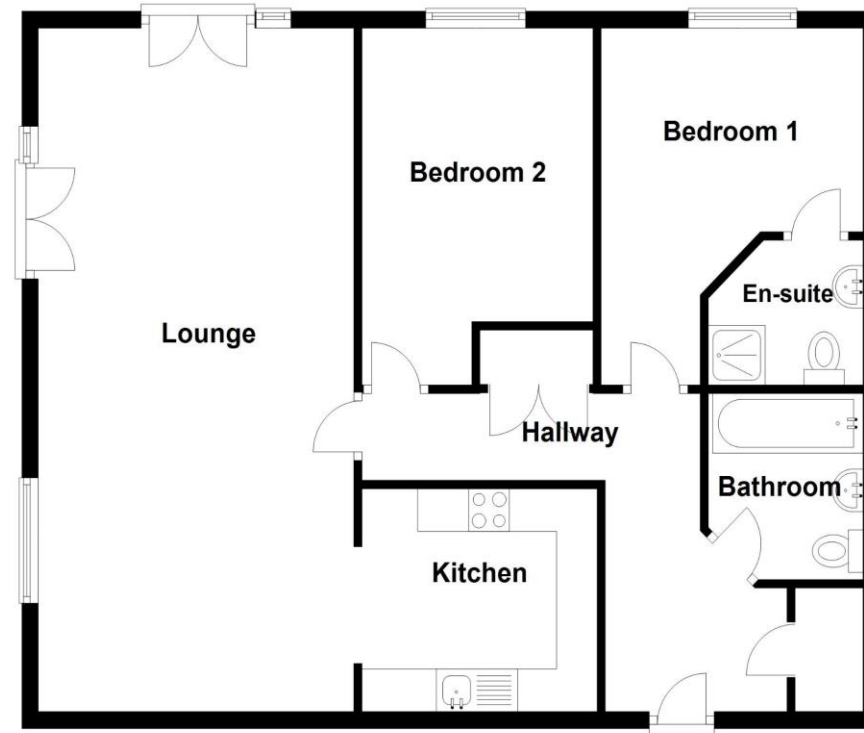
Bedroom 2 4.2 (13'9")m narrowing to 3.45 (11'4")m x 2.84 (9'4")m Double glazed window rear. Radiator. Laminate flooring.

Bathroom 2.18m x 1.9m (7'2" x 6'3") Three piece white suite comprising: Panelled bath mixer tap and shower over, pedestal wash hand basin and low level wc. Radiator. Laminate flooring. Part tiled walls.

Exterior

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

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.





Property Location

Blyth House, Macarthur Close, DA8 1BL



Leasehold Information

Lease Term: 125 years from 2001 (to be verified by vendors solicitor)

Unexpired Lease: 102 years remaining (to be verified by vendors solicitor)

Service Charge: £3732 per annum (to be verified by vendors solicitor)

Ground Rent: £169.00 per annum (to be verified by vendors solicitor)

Additional Information

Erith and 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 program. Don't miss the annual Erith Riverside Festival.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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