



18 Sycamore Court | Sandcliff Road, Erith, Kent DA8 1NB



Guide Price £225,000 - £235,000

Leasehold

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Sycamore Court, Sandcliff Road

Offered with no onward chain is this two double bedroom ground floor apartment which we feel would be ideal for a first time buyer or buy to let investor. The property has a long lease and its own private courtyard garden space. Further benefits include neutral decoration throughout, wood flooring, spacious bathroom and white goods to remain in kitchen with the sale. There is a parking bay for residents only while being well positioned for transport links and amenities.

Property Features

- Council Tax: C
- EPC Rating: D
- No onward chain
- Two double rooms
- Private courtyard garden
- New wooden flooring
- Long lease



Interior

Entrance Hall Cupboard housing meters. Wooden flooring.

Lounge 5.92m x 3.33m (19'5" x 10'11") Double glazed sliding patio door to front. Double glazed double door to court yard garden and double glazed window to side. Wooden flooring. Storage heater. Coved & textured ceiling.

Kitchen 2.82m x 1.73m (9'3" x 5'8") Double glazed window to rear. Range of white wall and base units with work surfaces over. Single stainless steel sink unit with mixer tap. Tiled splash back. Plumbing for washing machine. Oven, hob and extractor to remain. Wooden flooring. Textured ceiling. Space for fridge freezer.

Bedroom 1 3.35 (11')m to wardrobe x 2.72 (8'11")m Double glazed window to front. Wooden flooring. Storage heater. Built in double wardrobe. Textured ceiling.

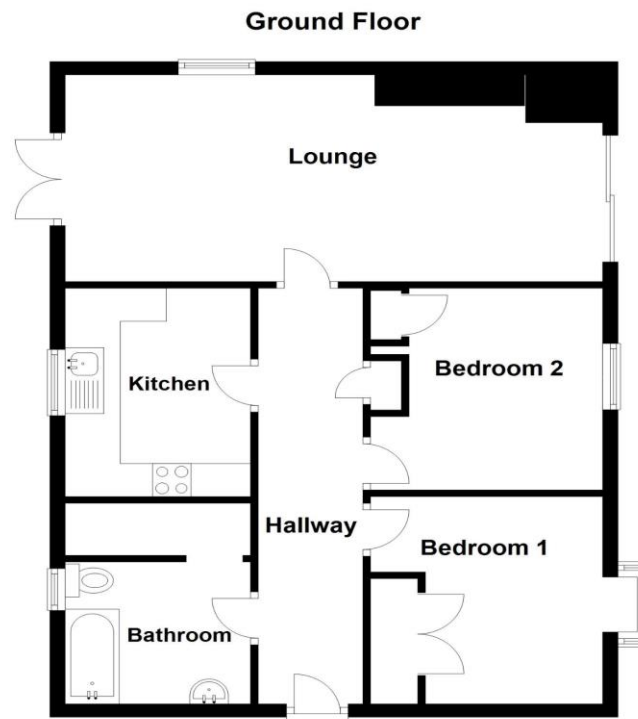
Bedroom 2 3.58m x 2.34m (11'9" x 7'8") Double glazed window to front. Wooden flooring. Storage heater. Built in single wardrobe. Textured ceiling.

Bathroom 2.44m x 1.5m (8' x 4'11") Opaque double glazed window to rear. Three piece white suite comprising: panelled bath with mixer tap and electric shower over, pedestal wash hand basin & low level wc. Wood laminate tiled effect flooring. Tiled walls. Textured ceiling. Cupboard housing tanks.

Exterior

Courtyard Garden 10.06m x 2.1m (33' x 6'11") Patioed.

Parking Residents only communal parking (to be verified by vendors solicitor)



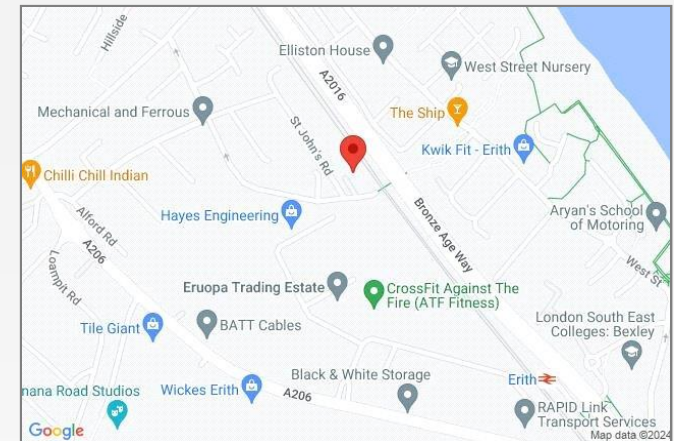
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any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

Sycamore Court, Sandcliff Road, Erith, DA8 1NB



Leasehold Information

Unexpired Lease: 154 Years remaining (to be verified by vendors solicitor).

Service Charge: £200.00 per calendar month (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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