



40 Queens Court | James Watt Way, Erith, Kent, DA8 1SQ



Guide Price £250,000 - £270,000

Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Queens Court, James Watt Way

Located in the heart of Erith town centre with all the conveniences on hand including zone 6 train station, we present this second floor flat with the current tenant remaining at £1650pcm rental income.

### Property Features

- Council Tax: D
- EPC Rating: C
- 24' x 20' Lounge/kitchen/diner
- 10' x 7' Balcony
- Double glazing & gas central heating
- Two double bedrooms
- Modern bathroom
- Central location



## Interior

**Communal Entrance** Part glazed communal entrance. Stairs or lift to 2nd floor.

**Lounge/Kitchen/Diner** 7.32m x 6.1m x 7.32m x 6.1m (24' x 20' x 24' x 20')

**Lounge/Diner Area** Double glazed double doors to balcony. Double glazed window to side. Radiator. Carpet. Open to kitchen.

**Kitchen Area:** Range of white high gloss wall & base units with work surfaces over. 1 bowl stainless steel sink unit with mixer tap. Tiled splash back. Oven, hob & extractor to remain. Plumbing for washing machine. Vinyl flooring.

**Bedroom 1** 3.8m x 2.92m (12'6" x 9'7") Double glazed window to front. Radiator. Carpet.

**Bedroom 2** 3.43m x 2.34m (11'3" x 7'8") Double glazed window to side. Radiator. Carpet.

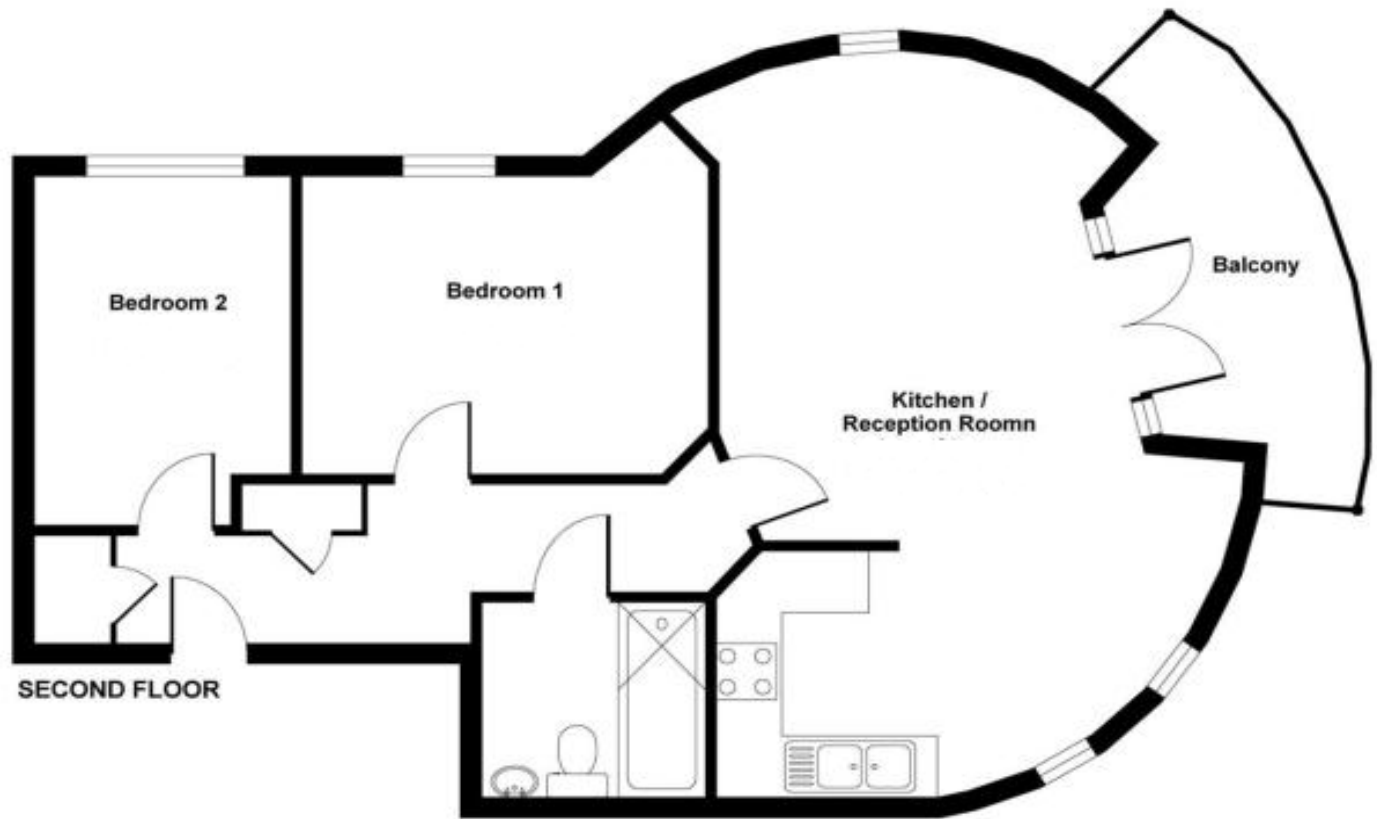
**Bathroom** 2.03m x 1.88m (6'8" x 6'2") Three piece white suite comprising: panelled bath with mixer tap & shower attachment & pedestal wash hand basin & low level wc. Radiator. Vinyl flooring. Extractor fan.

## Exterior

**Balcony** 3.33m x 2.18m (10'11" x 7'2")

**Communal Garden** Patioed communal area on first floor.

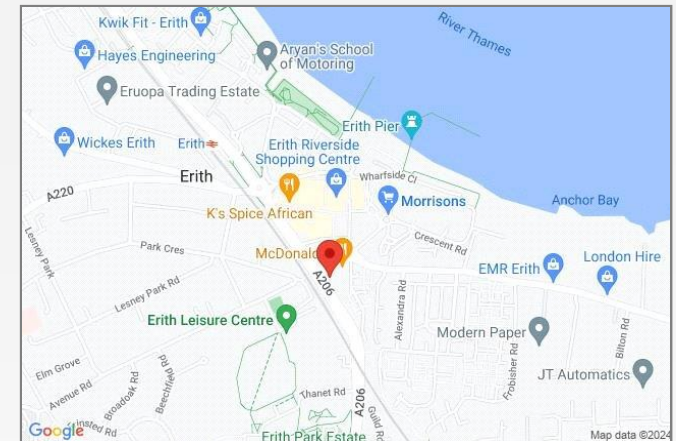
**Parking** Secure parking (to be verified by vendors solicitor).





## Property Location

Queens Court, James Watt Way, Erith, DA8 1SQ



## Leasehold Information

Lease Term: 125 years from 22 August 2008

Remaining Lease: 109 years (to be verified by vendors solicitor).

Service Charge: £1988 per annum (to be verified by vendors solicitor).

**\*\* Please Note: Photos taken prior to current tenants occupancy \*\***

## 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.**

01322 340000

Robinson Jackson  
226 Bexley Road,  
North' Heath,  
Kent, DA8 3HB

northumberlandheath@robinson-jackson.com

