



19 Hardwick Court  
50 Lesney Park Road  
Erith  
Kent  
DA8 3DL  
Leasehold



Council Tax: B  
EPC Rating: C

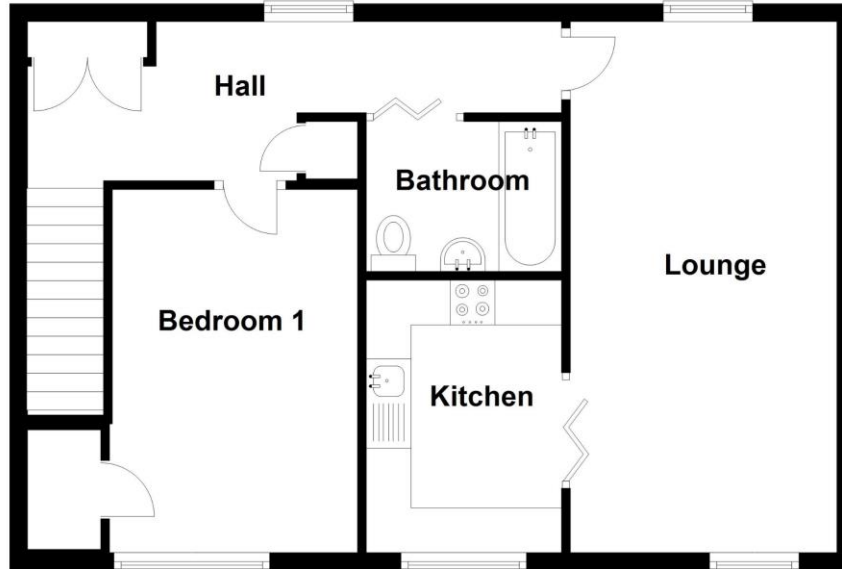
Available to the over 55's is well presented first floor maisonette well located in the ever popular "Lesney park" area and convenient for Erith Town centre, Northumberland Heath parade, zone 6 stations and transport links.

- No onward chain
- Well kept development
- Double glazed throughout
- Loft access
- Modern bathroom
- Generous storage

Guide Price £120,000 - £130,000

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## 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.



FOR MORE INFORMATION  
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## Interior

**Porch** Opaque part double glazed entrance door Stairs with stairlift to first floor.

**Entrance Hall** Double glazed window to rear. Radiator Two storage cupboards. Carpet. Access to loft.

**Lounge** 5.94m x 2.9m (19'6" x 9'6") Double glazed windows to front and rear. Two radiators. Carpet. Sliding door into kitchen.

**Kitchen** 3.05m x 2.2m (10' x 7'3") Double glazed window to front. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Integrated oven and hob. Space for fridge/freezer. Wall mounted boiler. Vinyl flooring.

**Bedroom** 4.06m x 2.74m (13'4" x 9') Double glazed window to front. Storage cupboard. Radiator. Carpet.

**Bathroom** 2.18m x 1.68m (7'2" x 5'6") Three piece suite comprising: Enclosed tiled bath with separate taps and electric shower over, wash hand basin with vanity unit under and low level wc. Radiator. Tiled flooring. Tiled walls.

## Exterior

**Communal Garde** Mainly laid to lawn.

**Parking** Residential parking- first come basis.

## Leasehold Information

**Unexpired Lease:** Approx 70 years (to be verified by vendors solicitor).

**Service Charge:** £134.00per month inc building insurance and ground rent (to be verified by vendors solicitors).

## 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.