



45 Rosemary Court, Furners Close | Erith, Kent, DA8 3FA

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Asking Price £295,000

Leasehold

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Rosemary Court, Furners Close, Erith

Located on the ever popular "Erith Park" development built in 2017, is this spacious two double bedroom 4th floor flat presented in immaculate condition within walking distance of Erith zone 6 station with links to Abbey Wood's Elizabeth Line and Erith Town Centre.

Property Features

- Council Tax: C
- EPC Rating: B
- 26' Lounge/kitchen/diner
- 14' Balcony
- Modern fitted kitchen
- Two double bedroom
- Modern three piece bathroom suite
- Allocated parking space



Interior

Entrance Hall Radiator. Two storage cupboards. Laminate flooring.

Lounge/Diner/Kitchen 7.92 (26')m x 4.4 (14'5")m narrowing to 3.43 (11'3")m

Lounge/Dining Area Double glazed window to front and double glazed doors to balcony. Two radiators. Laminate flooring.

Kitchen Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Fully integrated appliances. Laminate flooring.

Bedroom 1 4.14m x 3.2m (13'7" x 10'6") Double glazed windows to front. Radiator. Built in wardrobe. Carpet.

Bedroom 2 3.07m x 4.42m (10'1" x 14'6") Double glazed window to front. Radiator. Carpet.

Bathroom 2.6m x 2.24m (8'6" x 7'4") Three piece suite comprising: Panelled bath with mixer tap and mixer shower over, pedestal wash hand basin and low level wc. Heated towel rail. Vinyl flooring. Part tiled walls. Spotlights.

Exterior

Balcony 4.27m x 1.45m (14' x 4'9") Decked flooring. Re-enforced glass.

Parking Allocated parking (To be verified by vendors solicitor)

Fourth Floor



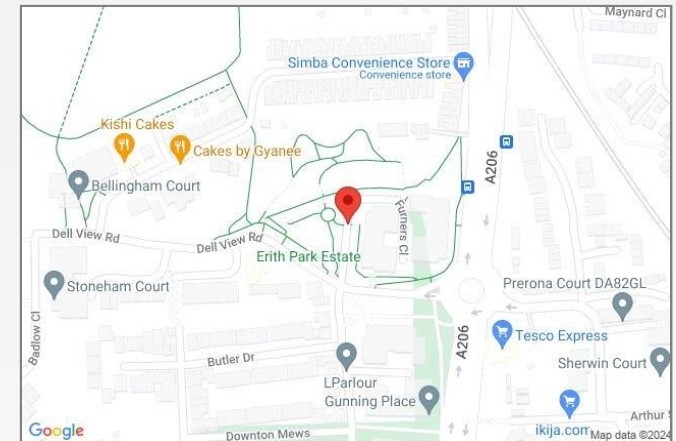
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any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

Furners Close, Erith, Knet, DA8 3FA



Leasehold Information

Unexpired Lease: Approx 119 years remaining (to be verified by vendors solicitor)

Service Charge: £2250.96 per annum (to be verified by vendors solicitor)

Ground Rent: £160.00 per annum (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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