



Waters Edge Court

24 Waters Edge Court | Erith, DA8 1QW

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Guide Price £170,000 - £180,000

Leasehold

ROBINSON-JACKSON
Our service will *move* you

Waters Edge Court, Erith

River fronted first floor retirement flat available to the over 60's ideally located for Erith town centre, station and amenities with convenience of a communal area, laundry room and no chain.

Property Features

- Council Tax: B
- EPC Rating: B
- 23'2 x 10'1 Lounge/diner
- 7'6 x 7'1 Kitchen
- 14' x 9' Bedroom with built in wardrobe
- Double glazing & storage heating
- 7' x 5' Balcony with river view
- No chain



Interior

Communal Entrance Part glazed communal door. Lift or stairs to first floor flat.

Entrance Hall Wooden entrance door. Storage cupboard. Vinyl flooring. Coved and textured ceiling.

Lounge 7.06m x 3.07m (23'2" x 10'1") Double glazed door to balcony and double glazed window to rear. Part glazed double doors to kitchen. Electric fire with marble hearth and fire surround. Storage heater.

Kitchen Dining Room 2.29m x 2.16m (7'6" x 7'1") Double glazed window to rear. Range of wall and base units with work surface over. Stainless steel sink unit with separate taps. Tiled splash back. Oven, hob and extractor to remain. Space for fridge. Vinyl flooring. Coved and textured ceiling.

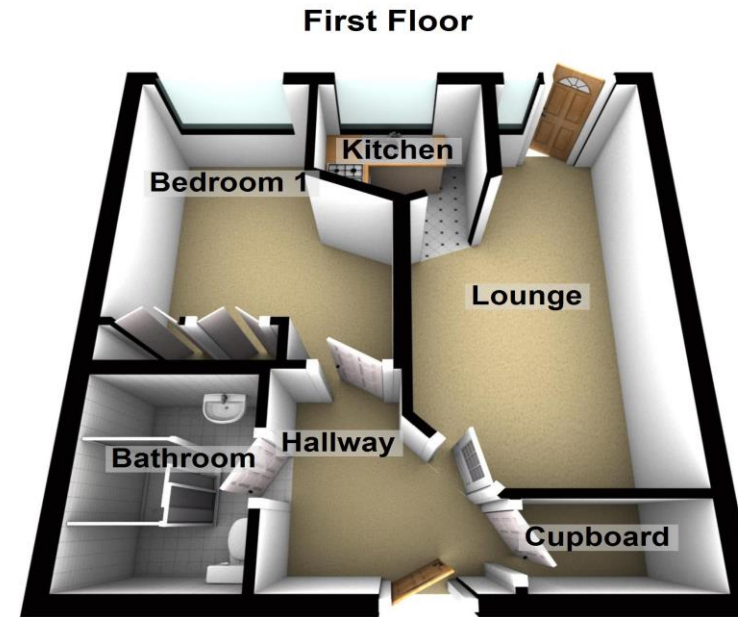
Bedroom 4.45m x 2.8m (14'7" x 9'2") Double glazed window to rear. Fitted wardrobes with sliding mirrored doors. Storage heater. Vinyl flooring. Coved and textured ceiling.

Shower Room 2.03m x 1.75m (6'8" x 5'9") Three piece white suite comprising: double sized shower cubicle with mixer shower over, tiled walls and sliding door, wash hand basin with vanity unit under and low level wk. Wall mounted heater. Vinyl flooring. Coved & textured ceiling. Extractor.

Exterior

Balcony 2.18m x 1.63m (7'2" x 5'4") Overlooking river.

Communal Garden



Total area: approx 48 square metres

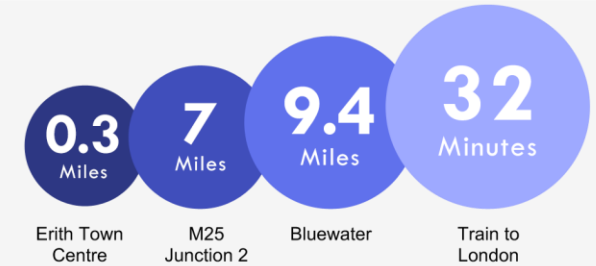
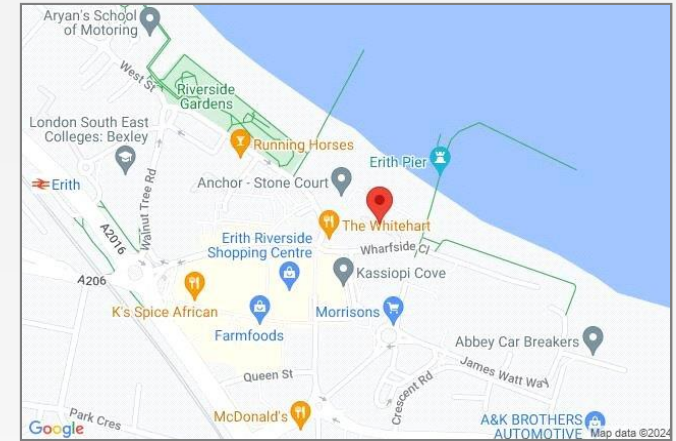
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any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





Property Location

Waters Edge Court, Erith, DA8 1QW



*All distances from branch postcode. Train time from nearest station.

Leasehold Information

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

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

Service Charge: TBC (to be verified by vendors solicitor)

Ground Rent: TBC (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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