



14 Vanacker Court | Larner Road, Erith, DA8 3FN



Guide Price £290,000 - £300,000

Leasehold

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Vanacker Court, Larner Road

Located on the ever popular "Erith Park" development built in 2017 overlooking Erith Park, is this spacious two bedroom, two bathroom 2nd floor flat presented in immaculate condition within walking distance of Erith zone 6 station and Erith Town Centre.

Property Features

- Council Tax: C
- EPC Rating: B
- 24' Lounge/kitchen/diner
- 14' Balcony
- Modern fitted kitchen
- 12' Main bedroom
- Modern bathroom and ensuite shower room
- Allocated parking space



Interior

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

Entrance Hall Entrance door. Video entry phone. Built in storage cupboard. Radiator. Carpet.

Lounge/Diner/Kitchen 7.32m x 3.84m (24' x 12'7")

Lounge Area Double glazed double doors to balcony. Double glazed window to side. Radiator. Carpet.

Kitchen area Range of fitted high gloss wall and base units with work surfaces over. 1.5 Stainless steel sink unit with mixer tap. Wall unit housing boiler. Oven, hob, extractor, fridge/freezer and washing machine to remain. Vinyl flooring.

Bedroom 1 3.73m x 3.48m (12'3" x 11'5") Double glazed window to rear. Radiator. Built in wardrobe. Carpet. Door to en-suite.

En-suite 2.36m x 1.65m (7'9" x 5'5") Three piece white suite comprising: Walk in shower unit with mixer shower over, tiled walls and sliding doors, pedestal wash hand basin and low level wc. Heated towel rail. Extractor. Tiled flooring.

Bedroom 2 4.14m x 2.5m (13'7" x 8'2") Double glazed window to rear. Radiator. Carpet.

Bathroom 2.3m x 1.96m (7'7" x 6'5") Three piece white suite comprising: Panelled bath with mixer tap and mixer shower over, pedestal wash hand basin and low level wc. Heated towel rail. Extractor. Vinyl flooring.

Exterior

Balcony

Parking Allocated parking space (to be verified by vendors solicitor)

Second 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.

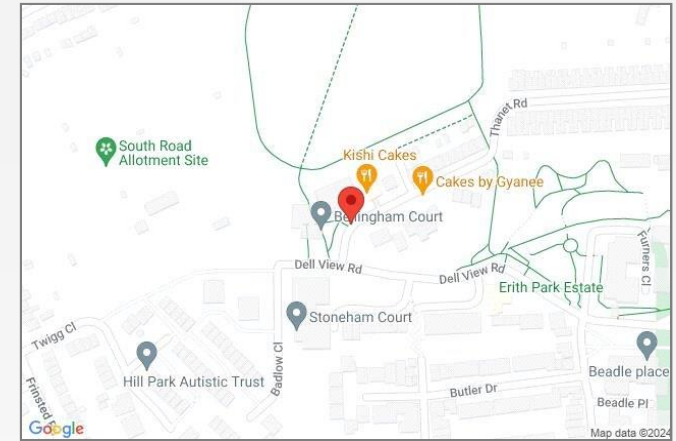
Plan produced using PlanUp.





Property Location

Vanacker Court, Lamer Road, Erith, DA8 3FN



Leasehold Information

Unexpired Lease: 118 years remaining (to be verified by vendor solicitor).

Service charge: £2268per annum(to be verified by vendors solicitor).

Ground Rent: £150 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

**FOR MORE INFORMATION
CONTACT US TODAY.**

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