



18 Belmont Road  
Northumberland Heath  
Kent  
DA8 1LB

First floor two double bedroom flat, located within close proximity of Northumberland Heath parade, amenities, schools and zone 6 station, making this an ideal first time/investment purchase.

- Chain free
- Double glazing and gas central heating
- Great location
- Two double bedrooms
- Light and airy throughout

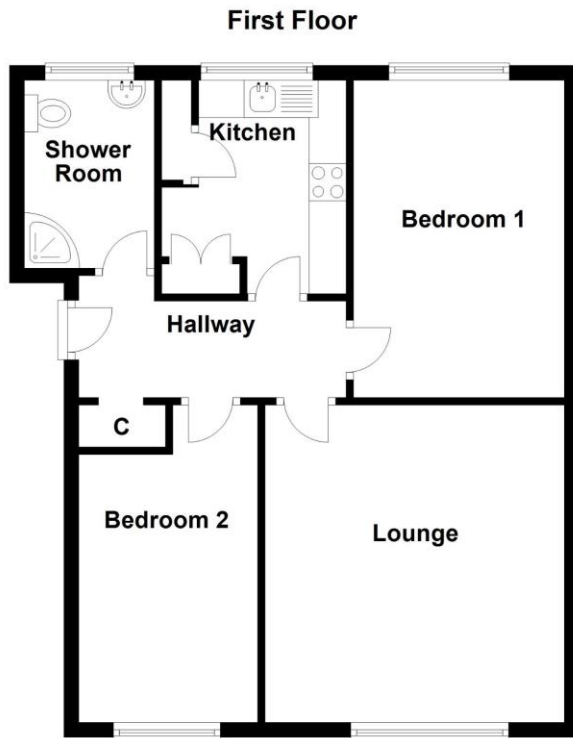
Guide Price £220,000 - £230,000

Leasehold



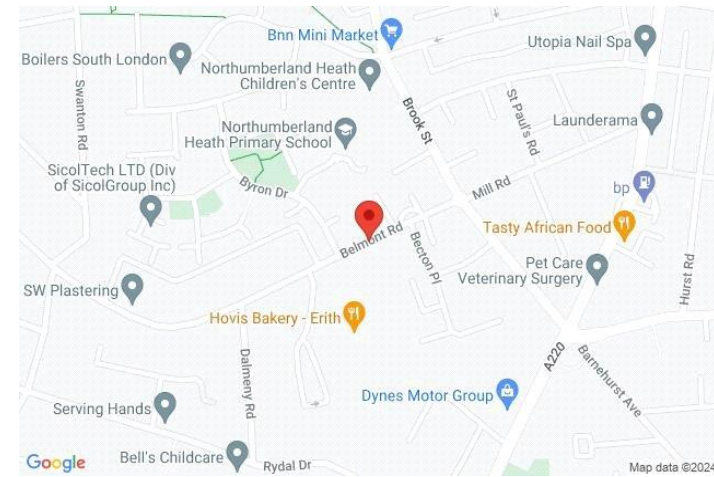
Council Tax: B  
EPC Rating: C

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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  
CONTACT US TODAY.**

01322 340000  
Robinson Jackson  
226 Bexley Road,  
North' Heath,  
Kent, DA8 3HB  
northumberlandheath@robinson-jackson.com



## Interior

**Communal Entrance** Part glazed wooden communal door. Stairs to first floor flat.

**Entrance Hall** Wooden entrance door. Storage cupboard. Entry phone system. Wood laminate flooring. Radiator.

**Lounge** 4.4m x 4.01m (14'5" x 13'2") Double glazed window to front. Radiator. Carpet. Fanlight.

**Kitchen** 3.18m x 1.63m (10'5" x 5'4") Double glazed window to rear. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Plumbing for washing machine. Space for fridge freezer. Storage cupboard housing boiler. Vinyl flooring.

**Bedroom 1** 4.4m x 2.84m (14'5" x 9'4") Double glazed window to rear. Radiator. Carpet.

**Bedroom 2** 3.89m x 2.46m (12'9" x 8'1") Double glazed window to front. Radiator. Carpet.

**Shower Room** 2.74m x 2m (9' x 6'7") Opaque double glazed window to rear. Three piece suite comprising: Shower unit with tiled walls and glass door, pedestal wash hand basin with vanity unit under & low level wc. Radiator. Fully tiled walls. Vinyl flooring. Spotlights.

## Exterior

**Communal Gardens** Laid to law.

## Leasehold Information

Unexpired Lease: 104 Years remaining (to be verified by vendors solicitor)

Service Charge and Ground rent: £140.71pcm (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.