



27 Cricketers Close Erith DA8 1TU

Leasehold



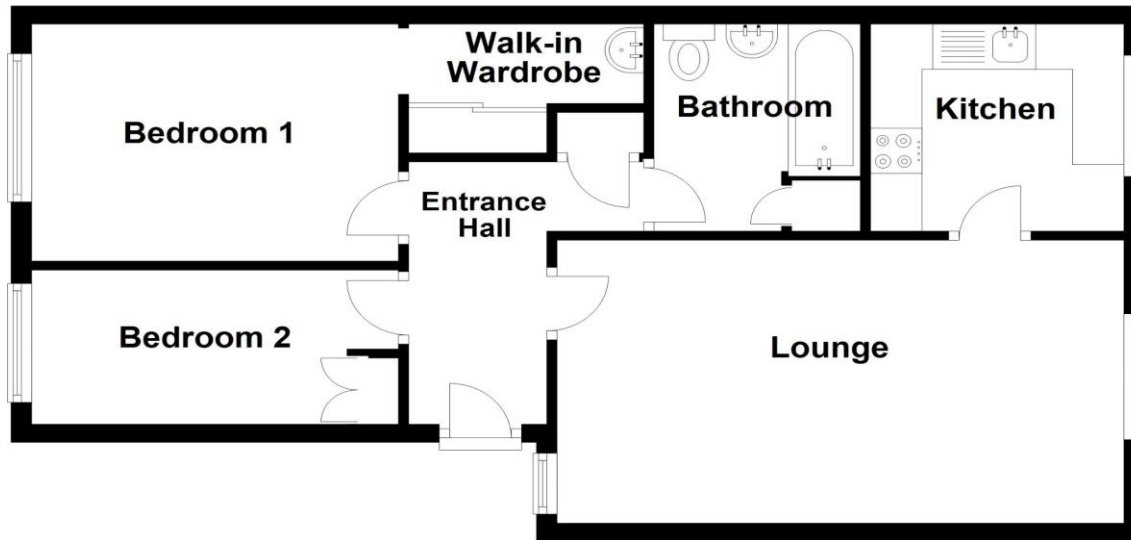
Council Tax: B
EPC Rating: C

Ideally located for Erith zone 6 station with access to Abbey Wood's Elizabeth Line, town centre and transport links is this second floor flat which should prove a great first time/investment purchase with the advantage of no chain.

- Chain Free
- Walk in wardrobe
- Spacious lounge
- Allocated parking
- Moments from Erith station
- Sought after location

Asking Price £210,000

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
CONTACT US TODAY.**

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Interior

Communal entrance Opaque part glazed communal door. Stairs to 1st floor

Entrance Hall Wooden entrance door. Storage heater. Entry phone. Storage cupboard. Laminate flooring.

Lounge 5.5m x 3.12m (18'1" x 10'3") Window to rear with secondary glazing. Storage heater. Exposed flooring.

Kitchen 2.46m x 2.29m (8'1" x 7'6") Window to front. Range of fitted wall and base units with work surfaces over. Stainless steel sink unit with separate taps. Tiled splash back. Plumbing for washing machine. Space for fridge freezer. Vinyl flooring.

Bedroom 1 3.35m x 2.62m (11' x 8'7") Window to front. Wall mounted electric heater. Exposed flooring. Archway to walk in wardrobe.

Walk in Wardrobe 2m x 1.42m (6'7" x 4'8") Wash hand basin with vanity unit under.

Bedroom 2 3.35m x 5;7 (11' x 5;7) Window to front. Wall mounted heater. Built in wardrobe. Carpet.

Bathroom 2.29m x 2m (7'6" x 6'7") Window to side. Three piece suite comprising: panelled bath with separate taps and electric shower over, wash hand basin with vanity unit under and low level wc. Storage cupboard housing heating system. Vinyl flooring. Part tiled walls.

Exterior

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

Leasehold Information

Unexpired lease: 88 Years remaining (to be verified by vendor's solicitor)

Service Charge: TBC (to be verified by vendor's solicitor)

Ground rent: TBC (to be verified by vendor's 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