



32 Beadle Place  
Callender Road  
Erith,  
Kent  
DA8 3FE



Council Tax: C  
EPC Rating: B

Well presented 2015 purpose built flat being conveniently located for Erith zone 6 train station, with access to Abbey Wood's now open Elizabeth Line, Erith town centre and schools. An ideal first time/investment purchase with the added benefits of open plan living, balcony and allocated parking.

- Two double bedrooms
- Open plan living
- Balcony
- Triple glazing
- No chain
- Located in popular Erith park

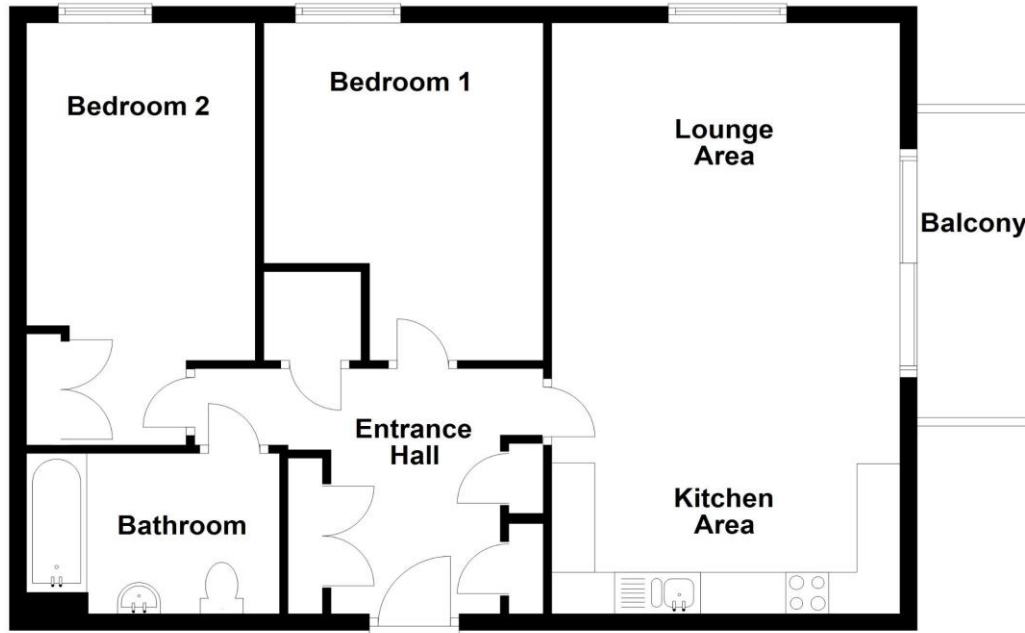
Asking Price £260,000

Leasehold

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## Fifth 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 Blueprints



FOR MORE INFORMATION  
CONTACT US TODAY.

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## Interior

**Communal Entrance** Glazed communal door. Tiled flooring. Stairs and lift to 1st Floor.

**Entrance Hall** Entrance door. Double storage cupboard three storage cupboards. Radiator. Vinyl flooring.

**Lounge/Kitchen** 7.21m x 4.04m (23'8" x 13'3")

**Lounge area** Triple glazed window to side and double doors to balcony. Vinyl flooring.

**Kitchen Area** Range of fitted wall and base units with work surfaces over. 1.5 stainless steel sink unit with mixer tap. Tiled splash back. Oven, hob, extractor, fridge/freezer and washing machine to remain. Plumbing for dishwasher. Vinyl flooring.

**Bedroom 1** 4.04m x 2.74m (13'3" x 9') Triple glazed window to Front. Radiator. Built in double wardrobe. Vinyl flooring.

**Bedroom 2** 4m x 3.25m (13'1" x 10'8") Triple glazed window to Front. Radiator. Vinyl flooring.

**Bathroom** 2.72m x 1.93m (8'11" x 6'4") Three piece white suite comprising: Panelled bath with mixer tap and mixer shower over, pedestal wash hand basin with separate taps and low level wc. Heated towel rail. Vinyl flooring. Extractor.

## Exterior

### Balcony

## Leasehold Information

Lease Term: 125 Years from 01/01/2014 (to be verified by vendor's solicitor)  
 Unexpired lease: 115 Years remaining (to be verified by vendor's solicitor)  
 Service Charge & Ground Rent: £240pcm (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 Riverside Festival.