

18 Sun Court | Erith, DA8 2DY

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Guide Price £180,000 to £200,000

**** CASH BUYERS ONLY ****

Leasehold

ROBINSON-JACKSON

Our service will *move* you

Sun Court, Erith

An ideal first time/ investment buy is this 3 bedroom split level maisonette. Well located for Zone 6 station, Local Schools and Amenities.

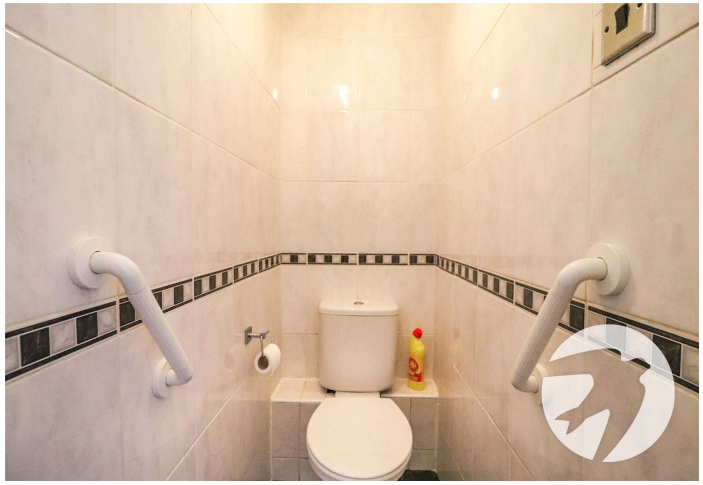
Property Features

- Council Tax: B
- EPC Rating: C
- Chain Free
- Warm Air heating system
- Zone 6 Station
- Amenities
- First Floor
- Local Schools









Interior

Entrance Hall 3.43m (11'3")

Lounge/ Diner 4.8m x 3.58m (15'9" x 11'9")

Kitchen 2.72m x 2.9m (8'11" x 9'6")

Bed 1 4.17m x 2.62m (13'8" x 8'7")

Bed 2 4.3m x 2.8m (14'1" x 9'2")

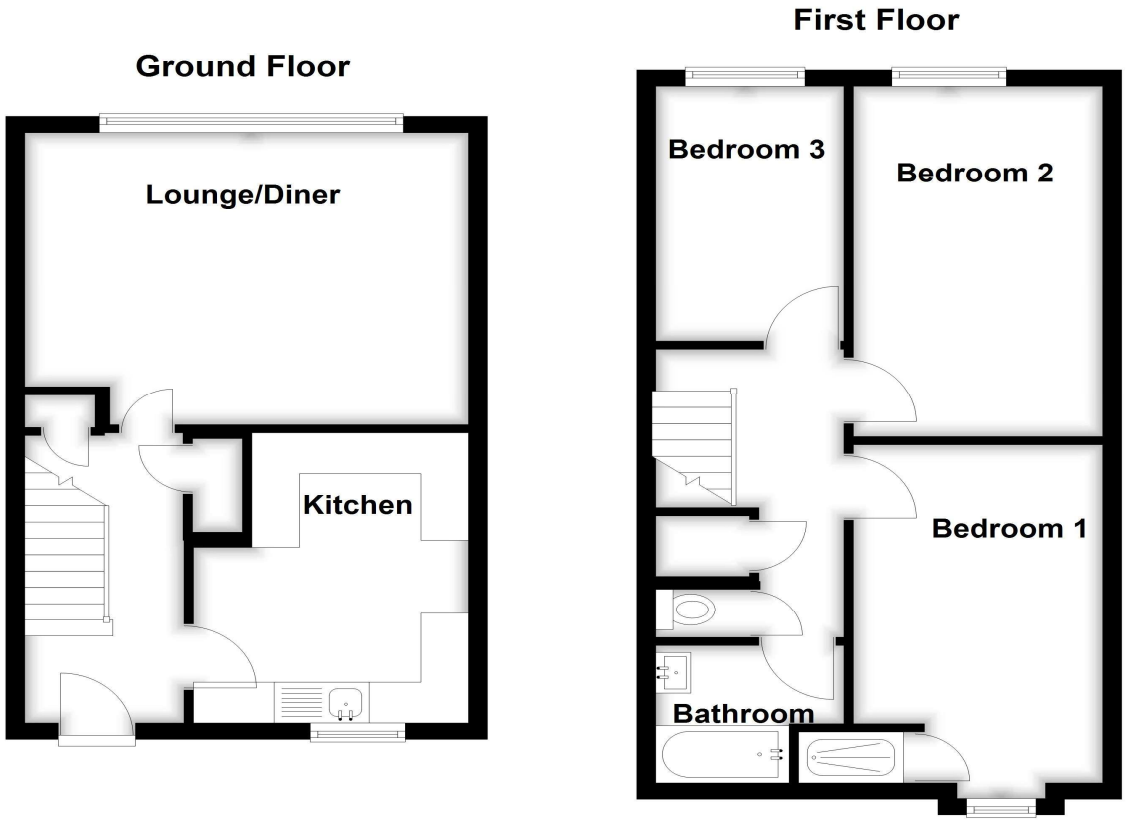
Bed 3 3.12m x 1.98m (10'3" x 6'6")

Bathroom 2.2m x 1.73m (7'3" x 5'8")

Leasehold Information

Unexpired Lease: 84 Years remaining (to be verified by Vendors solicitor)

Service Charge & Ground Rent: £146.86 pcm (to be verified by Vendors solicitors)



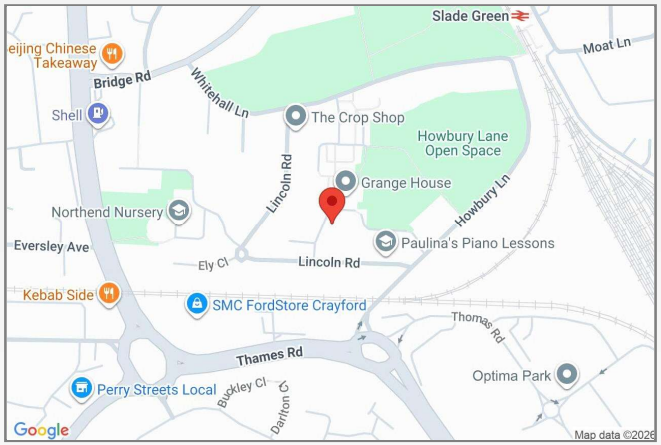






Property Location

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Additional Information

Garages are available to rent via the local council on a first come first serve basis

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.



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