

39 Mill Road | Erith, DA8 1HW

2 | 1 | 1 | Guide Price £200,000 - £210,000 | Leasehold

ROBINSON-JACKSON
Our service will *move* you

Mill Road, Erith

Having recently undergone a full refurbishment throughout we are pleased to present this ideal first time/investment 2 bed ground floor flat being sold with no onward chain. Early viewing is a must!

Property Features

- Council Tax: B
- EPC Rating: D
- Brand new kitchen & appliances
- New bathroom
- Close proximity to local amenities
- Allocated parking
- New windows with 10 year guarantee
- Chain Free









Interior

Lounge/ Diner 4.4m x 4.14m (14'5" x 13'7")

Bedroom 1 2.36m x 3.23m (7'9" x 10'7")

Bedroom 2 1.75m x 3.23m (5'9" x 10'7")

Kitchen 2.29m x 2.03m (7'6" x 6'8")

Bathroom 1.75m x 1.1m (5'9" x 3'7")

Exterior

Parking Allocated space (to be verified by vendors solicitors)

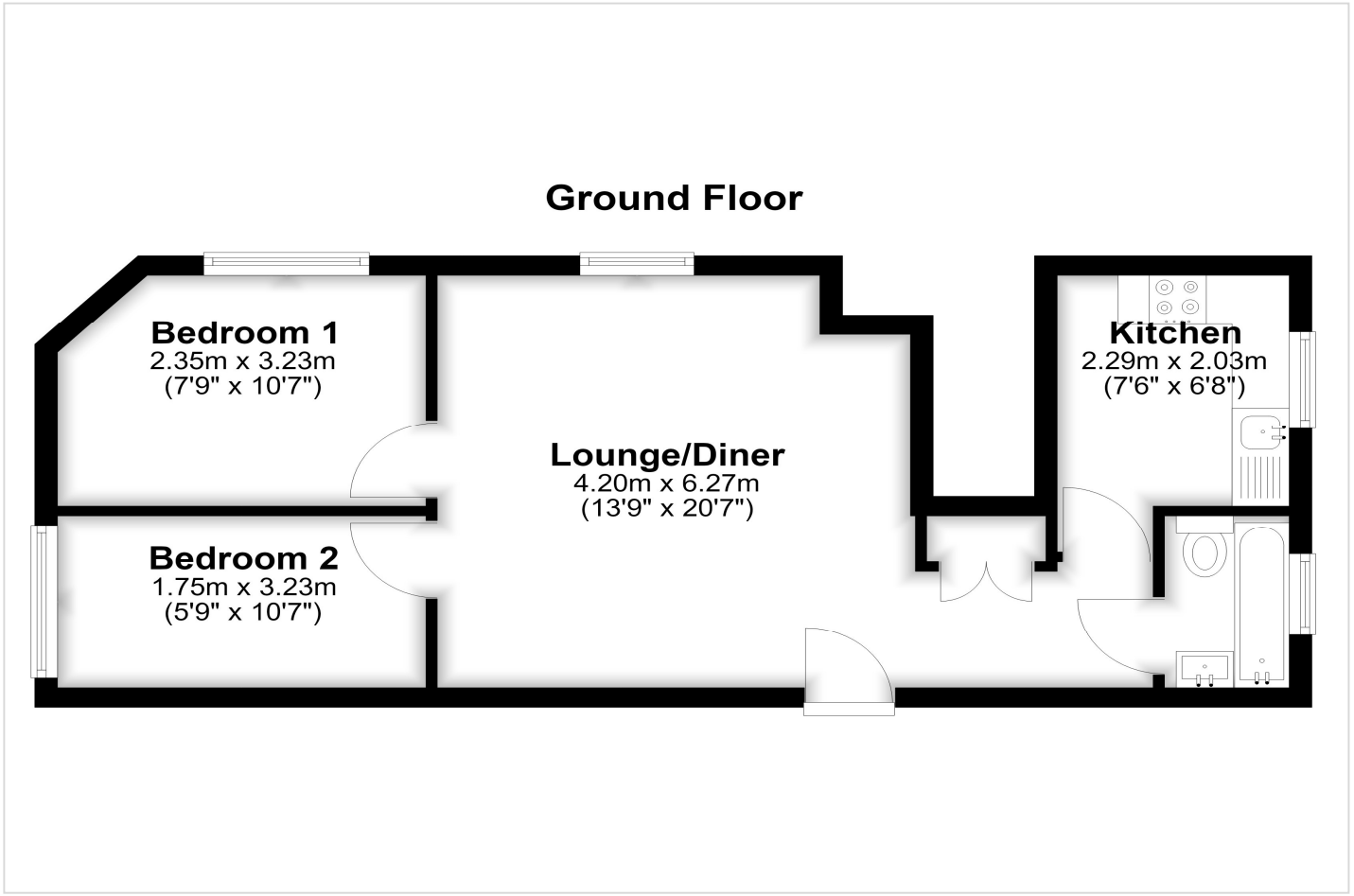
Leasehold Information

Lease Term: 99 years from 28/03/2002 (to be verified by vendor's solicitor).

Unexpired Lease: 74 years (to be verified by vendor's solicitor).

Ground Rent: £100 per annum (to be verified by vendor's solicitor)

Estimated Lease extension cost is between £13,500 - £16,500



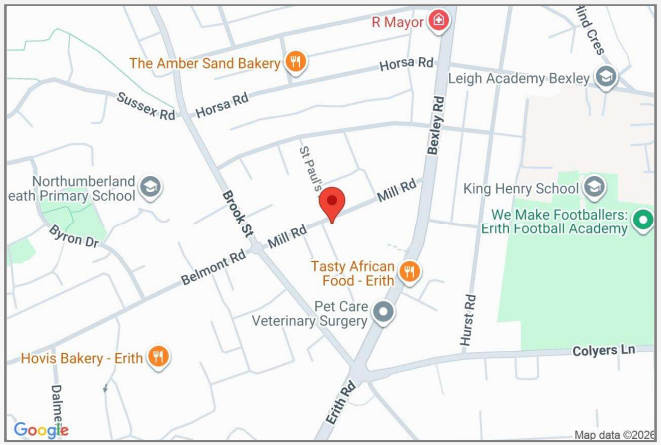


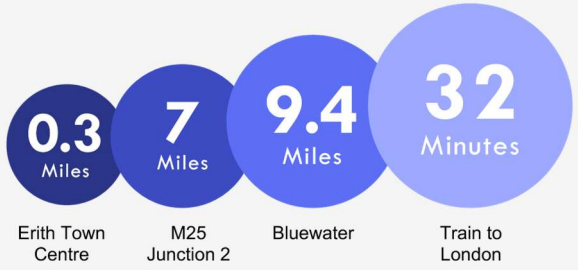




Property Location

Mill Road, Erith, DA8 1HW





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.



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