

Flat 7 Zircon Court, Richmer Road | Erith, DA8 2HN

2 | 1 | 1 | **Asking Price £265,000** | **Leasehold**

ROBINSON-JACKSON
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Richmer Road, Erith

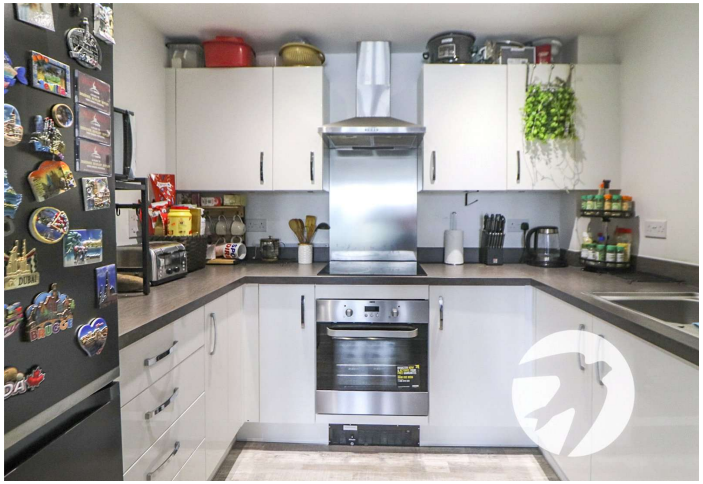
Ideal purchase for first time buyers/investors is this second floor, 2 bedroom flat with balcony. Well positioned for Erith Train Station with links to Abbey Wood's Elizabeth Line & local amenities

Property Features

- Council Tax: C
- EPC Rating: C
- Second floor
- Long lease
- Sought after location
- Two double bedroom
- Balcony
- Allocated Parking









Interior

Lounge/Dining Room 2.6 (8'6")m widening to 3.35 (11')mx6.1 (20')m

Kitchen 2.6mx2.16m (8'6"x7'1")

Bedroom 1 2.64mx4.67m (8'8"x15'4")

Bedroom 2 1.96mx4.67m (6'5"x15'4")

Bathroom 1.83mx2m (6'x6'7")

Exterior

Balcony

Residents Parking Allocated parking space

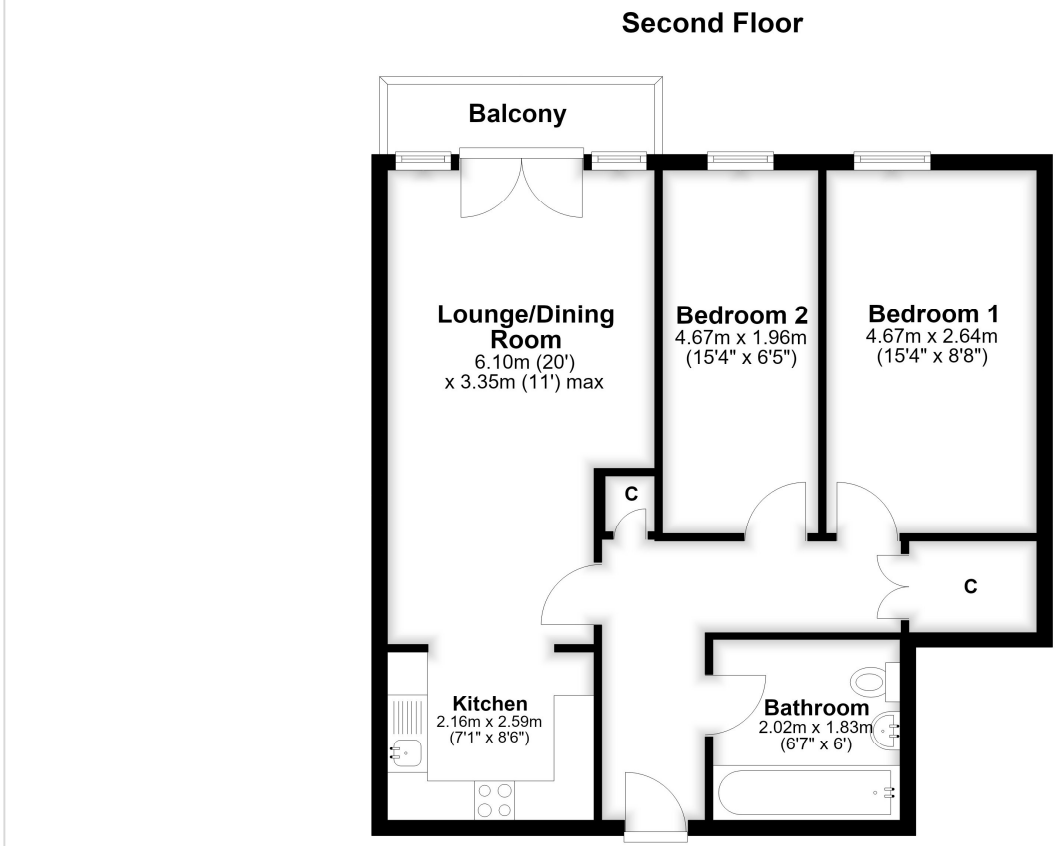
Leasehold Information

Lease Term: 125 years from 29/09/2018 (to be verified by vendor's solicitor).

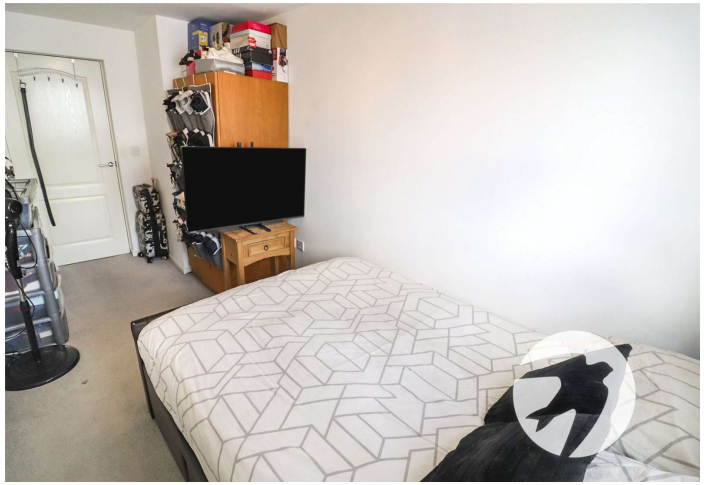
Unexpired Lease: 117 years (to be verified by vendor's solicitor).

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

Ground Rent: TBC (to be verified by vendor's solicitor).





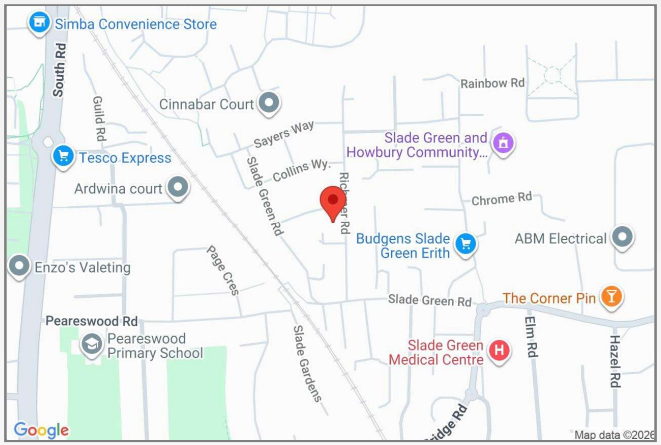






Property Location

Richmer Road, Erith, DA8 2HN



Additional Information

Erith & Slade Green 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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