

Flat 22 Sycamore Court, Sandcliff Road | Erith, DA8 1NB

2 | 1 | 1 | Asking Price £215,000 | Leasehold

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Our service will *move* you

Sandcliff Road, Erith

Offered to the market CHAIN FREE is this TWO DOUBLE BEDROOM second floor flat that should prove an IDEAL FIRST TIME/INVESTMENT PURCHASE. Conveniently located for ERITH TOWN CENTRE & TRAIN STATION

Property Features

- Council Tax: C
- EPC Rating: C
- No onward chain
- Long lease
- Residents parking
- Balcony off of lounge
- Ideal 1st time buy
- Great investment opportunity









Interior

Lounge 4.93mx3.35m (16'2"x11')

Kitchen 1.57mx2.74m (5'2"x9')

Bedroom 1 4.01mx2.51m (13'2"x8'3")

Bedroom 2 4.01mx2.26m (13'2"x7'5")

Bathroom 1.57mx2.46m (5'2"x8'1")

Exterior

Balcony

Off Street Parking

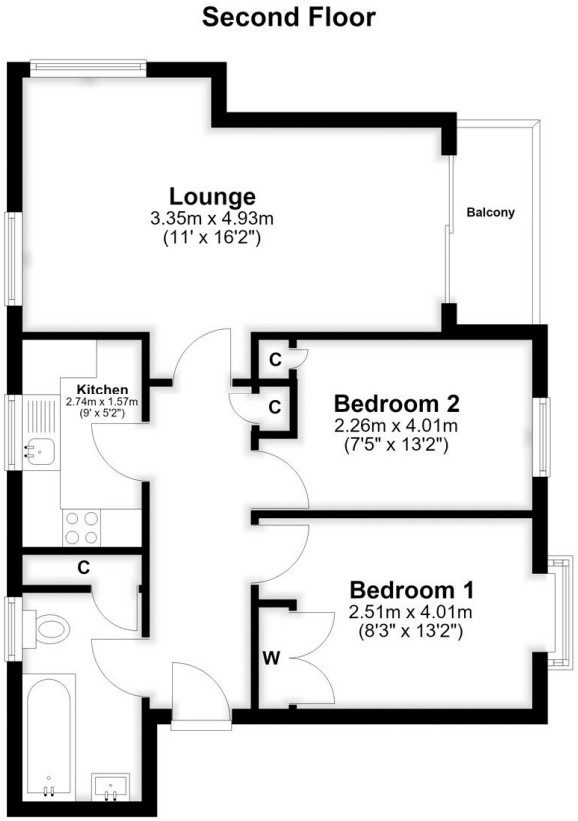
Leasehold Information

Lease Term: 189 years from 25/03/1989 (to be verified by the vendor's solicitor).

Unexpired Lease: 151 years (to be verified by the vendor's solicitor).

Service Charge: £2100 per annum (to be verified by the vendor's solicitor).

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



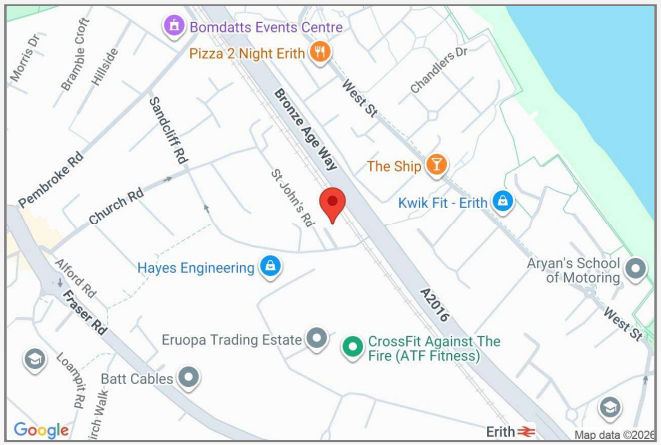






Property Location

Sandcliff Road, Erith, DA8 1NB





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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