

Flat 8 Drake Point, Chichester Wharf | Erith, Kent, DA8 1BG

2 | 1 | 1 | **Asking Price £250,000** | **Leasehold**

ROBINSON-JACKSON
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Chichester Wharf, Erith

Available Now is the well presented two double bedroom 2nd floor flat. The property offers an excellent location being so close to the station and the local amenities

Property Features

- Council Tax: C
- EPC Rating: C
- No onward chain
- Open plan lounge/dining room
- Close to Erith Station
- Ideal 1st time buy
- Two double bedrooms
- Neutral decor throughout









Interior

Entrance Hall Laminate flooring, entry phone system, entrance to all rooms.

Lounge/Dining Room 5.82 (19'1")mx2.92 (9'7")m widening to 3.73 (12'3")m Laminate Flooring/vinyl, double glazed window to front, radiator, gas hob, electric oven, stainless steel sink and dryer unit and kitchen cupboards up and over.

Kitchen 2.95mx1.9m (9'8"x6'3")

Master Bedroom 3.2mx3.12m (10'6"x10'3") Carpet, Double glazed window to side, radiator, built in wardrobe.

Bedroom 2 2.92mx2.54m (9'7"x8'4") Carpet, Double glazed window to side, radiator

Bathroom 2mx1.52m (6'7"x5') Vinyl flooring, towel heater, low level W/C flush, wash hands basin, bath with shower overhead.

Exterior

Residents Parking

Leasehold Information

Lease Term: 150 years from 01/05/2001 (to be verified by vendor's solicitors)

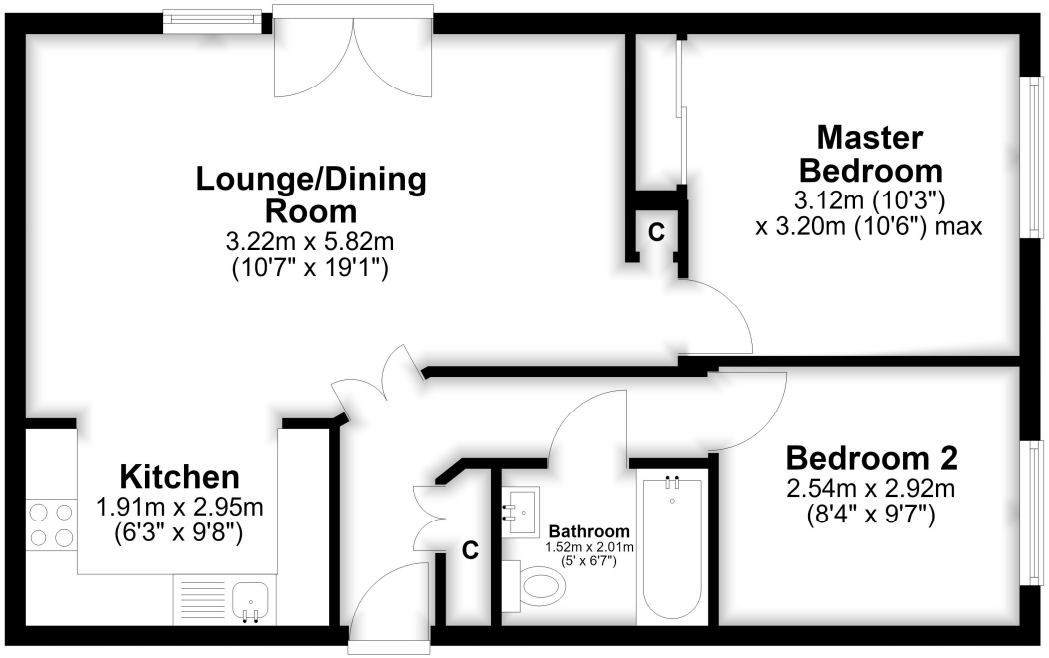
Unexpired Lease: 124 years remaining (to be verified by vendor's solicitors)

Service Charge: £3900 per annum (to be verified by vendor's solicitors)

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

First Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 54.5 sq. metres (586.7 sq. feet)

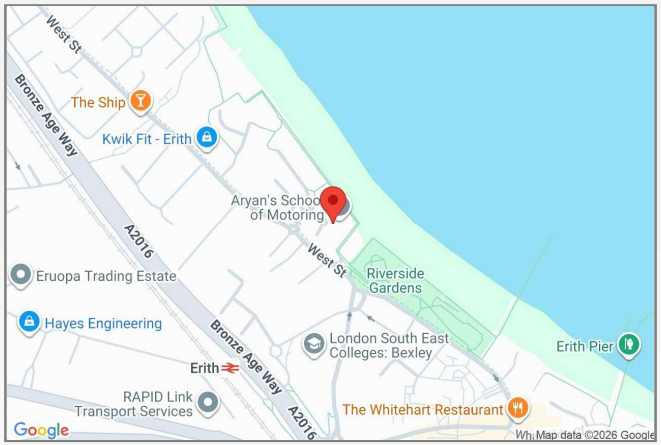






Property Location

Chichester Wharf, Erith, Kent, DA8 1BG





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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