

Flat 44 Watersedge Court, Wharfside Close | Erith, DA8 1QW

2 | 1 | 1 | Asking Price £210,000 | Leasehold

ROBINSON-JACKSON
Our service will *move* you

Wharfside Close, Erith

RIVER FRONTED SECOND FLOOR RETIREMENT FLAT available to the over 60's ideally located for ERITH TOWN CENTRE, STATION and AMENITIES with convenience of a COMMUNAL AREA and LAUNDRY ROOM

Property Features

- Council Tax: C
- EPC Rating: To be confirmed
- River Views
- Private Balcony
- Modern Decor
- Over 60's
- Close to local amenities
- Close proximity to station









Interior

Lounge/Diner 1.88 (6'2")m widening to 3.1 (10'2")mx7.92 (26')m

Bedroom 1 1.45 (4'9")m widening to 2.67 (8'9")mx4.37 (14'4")m widening to 4.95 (16'3")m

Bedroom 2 2.64 (8'8")mx3.86 (12'8")m widening to 4.37 (14'4")m

Bathroom 1.65mx1.9m (5'5"x6'3")

Exterior

Balcony

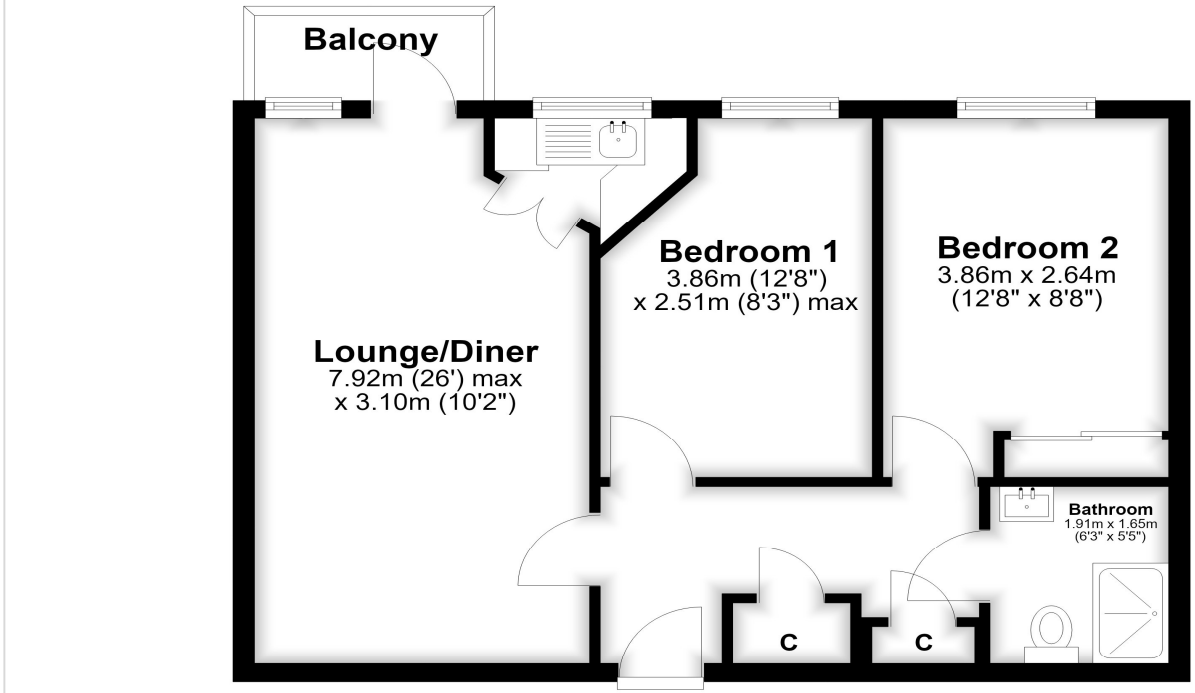
Leasehold Information

Lease Term: 125 years from 1/05/2001 (to be verified by vendor's solicitor)

Unexpired Lease: 99 years (to be verified by vendor's solicitor)

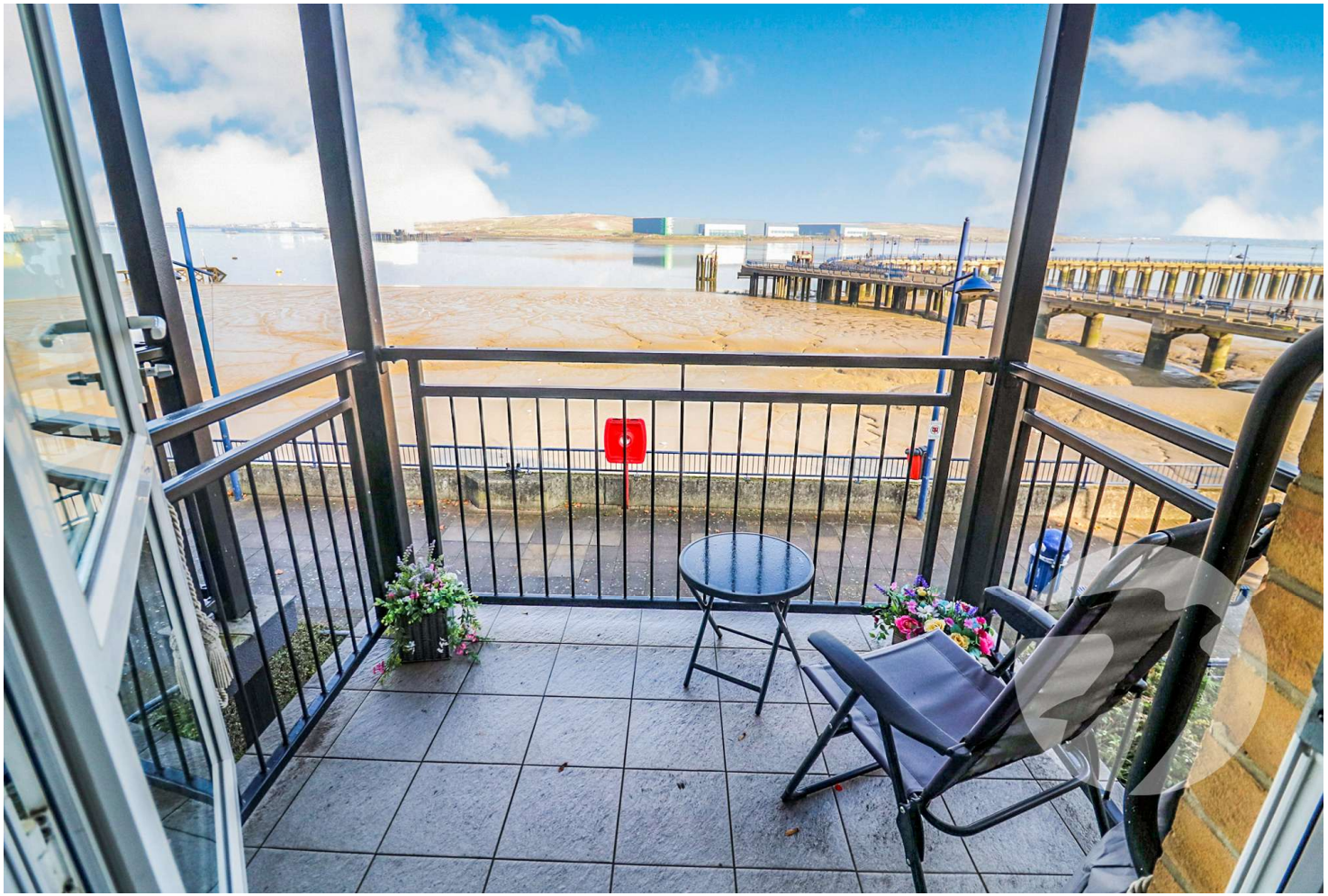
Service Charge: £2296.30 per annum (to be verified by vendor's solicitor)

Ground Rent: £350 twice (to be verified by vendor's solicitor)



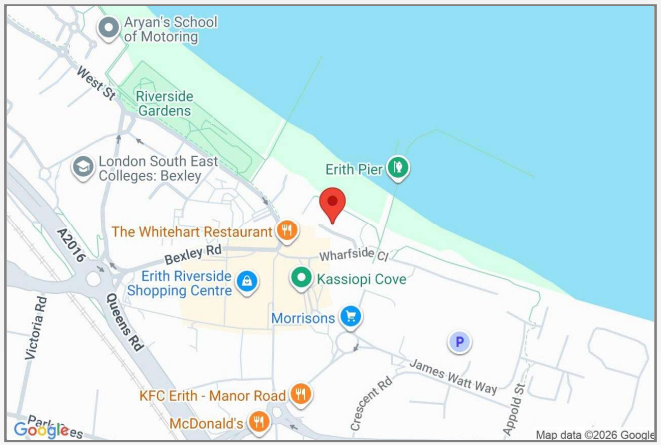






Property Location

Wharfside Close, Erith, DA8 1QW





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.

ROBINSON-JACKSON | ROBINSON MICHAEL & JACKSON
Together we make it happen.
Your property experts are here to help.
Scan for a free valuation or contact your local Sales & Lettings teams.
Sales | Lettings | Mortgages | Legals

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.