

Flat 7 Charles Court, Avenue Road | Erith, DA8 3BY

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

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Avenue Road, Erith

Within Close proximity to Erith station, Leisure centre and transport links is this ground floor two bedroom flat, situated on popular residential road. Benefits include parking space, 2 bedrooms and

Property Features

- Council Tax: B
- EPC Rating: C
- No Onward Chain
- Lease Extended on completion
- Ground Floor
- Allocated Parking Space
- Close to Erith Station
- Idea 1st time buy









Interior

Reception Room 5.54m x 3.4m (18'2" x 11'2")

Kitchen 3.4m x 1.98m (11'2" x 6'6")

Bedroom 1 3.5m x 3m (11'6" x 9'10")

Bedroom 2 3.53m x 2.08m (11'7" x 6'10")

Shower Room 2.34m x 1.68m (7'8" x 5'6")

Exterior

Parking Allocated parking space (to be verified by vendors solicitor)

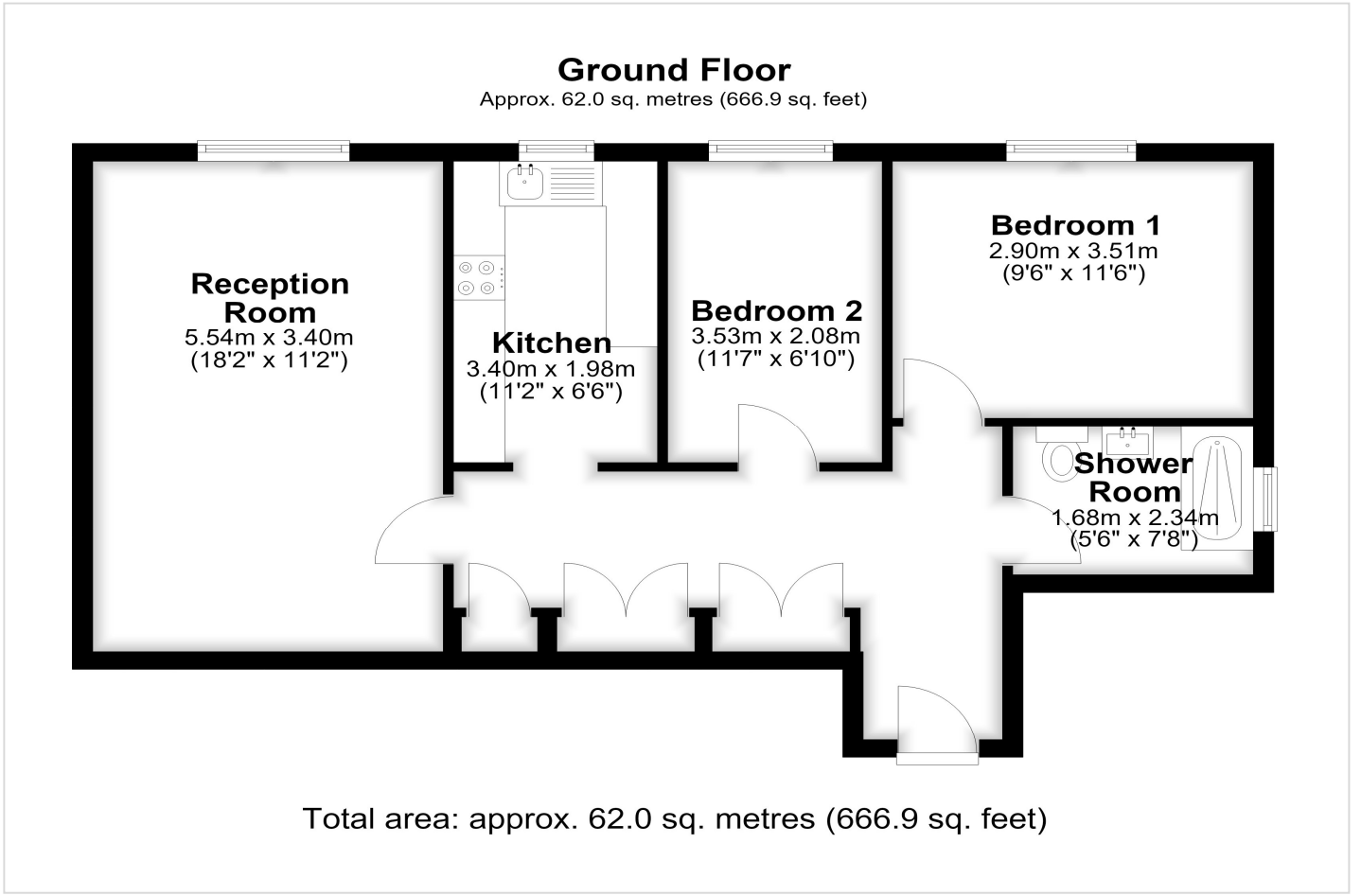
Leasehold Information

Lease Term: 99 years from 25/12/1982

Unexpired Lease: 55 years remaining WILL BE EXTENDED BY 99 YEARS ON COMPLETION TO 154 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)



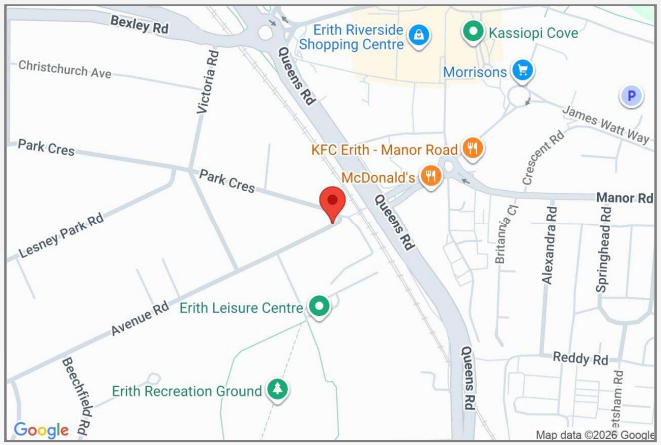






Property Location

Avenue Road, Erith, DA8 3BY





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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