

Guide Price £185,000
Frobisher Road, Erith, Kent, DA8 2PU



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £185,000 to £200,000.

One double bedroom flat presented in good decorative condition within walking distance to Slade Green and Erith train station, which gives excellent access to Abbey Wood and the upcoming CROSSRAIL Network.

Offered as end of chain this well presented property is ideal for first time buyers and buy to let investors.

Accommodation comprises, entrance hall, spacious lounge, kitchen bedroom and shower room.

Features include a security entry phone system, modern shower room, modern fitted kitchen and parking space.

Sold with an extended lease on completion to 125 years.

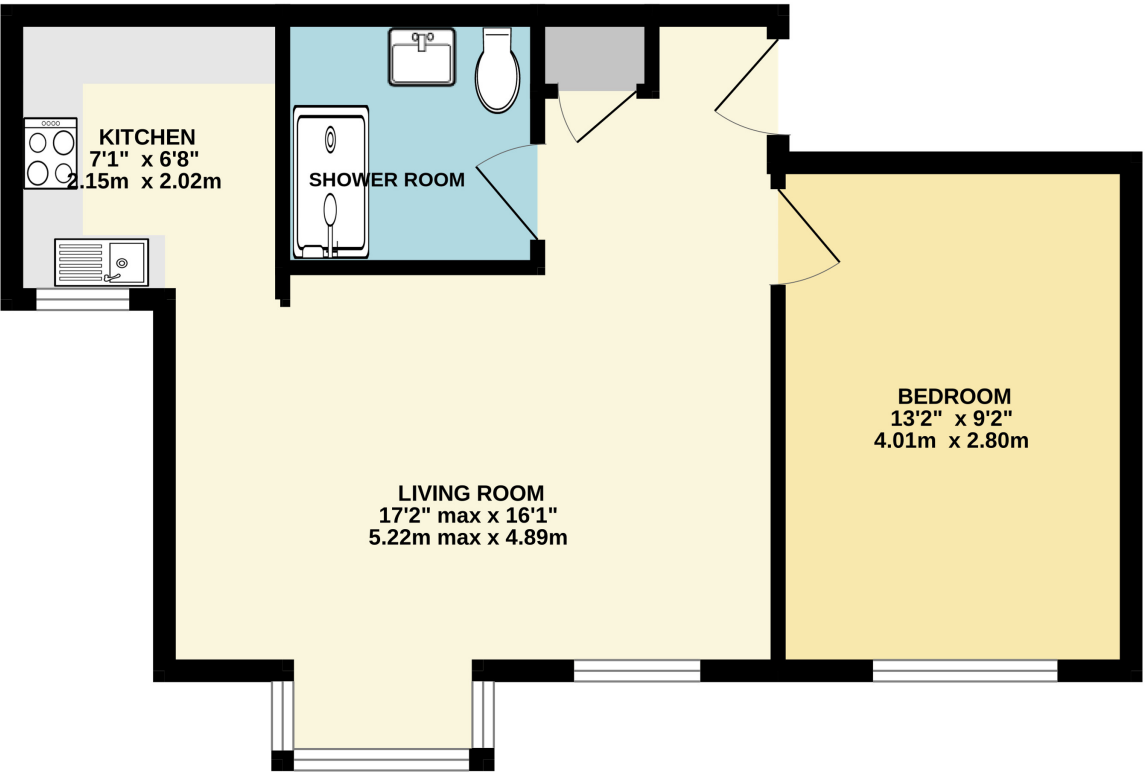
Ground Rent: £70 per annum.

Service Charges: £110.00 per calendar month.

Council Tax Band B.



THIRD FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		