

Guide Price £185,000

Frobisher Road, Erith, Kent, DA8 2PU

Christopher
Russell
PROPERTY SERVICES



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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.

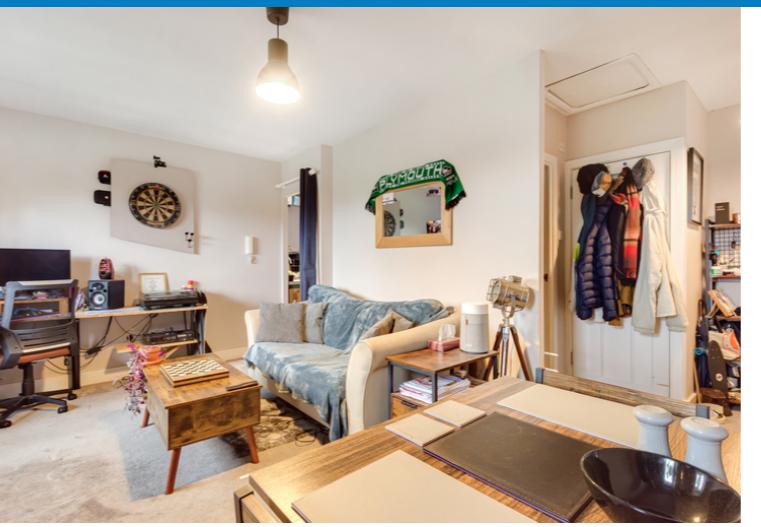
Features include a security entry phone system, modern shower room, modern fitted kitchen and parking space.

Sold with an extended lease on completion to 125 years.

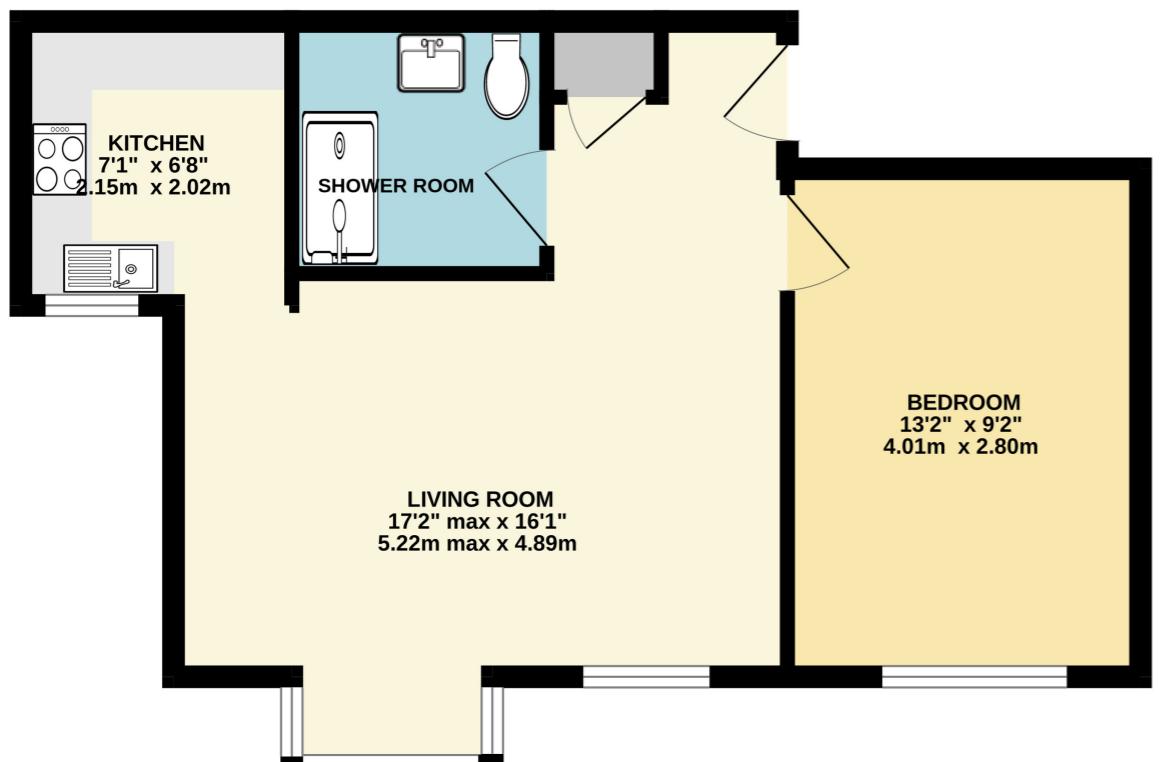
Ground Rent: £70 per annum.

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.

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 75 |
| (55-68) | D | |
| (39-54) | E | 58 |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |

England, Scotland & Wales

EU Directive

2002/91/EC