



Guide Price £260,000
Drake Point, Chichester Wharf, Erith,
Kent, DA8 1BG

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £260,000 to £280,000.

An exceptionally well presented larger than average two double bedroom apartment with a fantastic outlook from the lounge overlooking The River Thames.

Offered as end of chain, the apartment is situated in a very popular development with easy access to a range of local shops, schools and transport, including Erith Train Station which is only two stops away from the Elizabeth Line.

This ideal first time purchase or buy to let investment comprises; entrance hall, spacious lounge//diner with Juliet Balcony to rear aspect and open planned to the modern fitted kitchen. There are two double bedrooms and a bathroom with a shower over bath.

This impressive fourth floor apartment accessed via the communal lift features a modern fitted kitchen and bathroom, security entryphone system, secure gated allocated parking and no onward chain.

Lease: Approximately 126 years remaining.

Service Charges: Approximately £3,788 per annum.

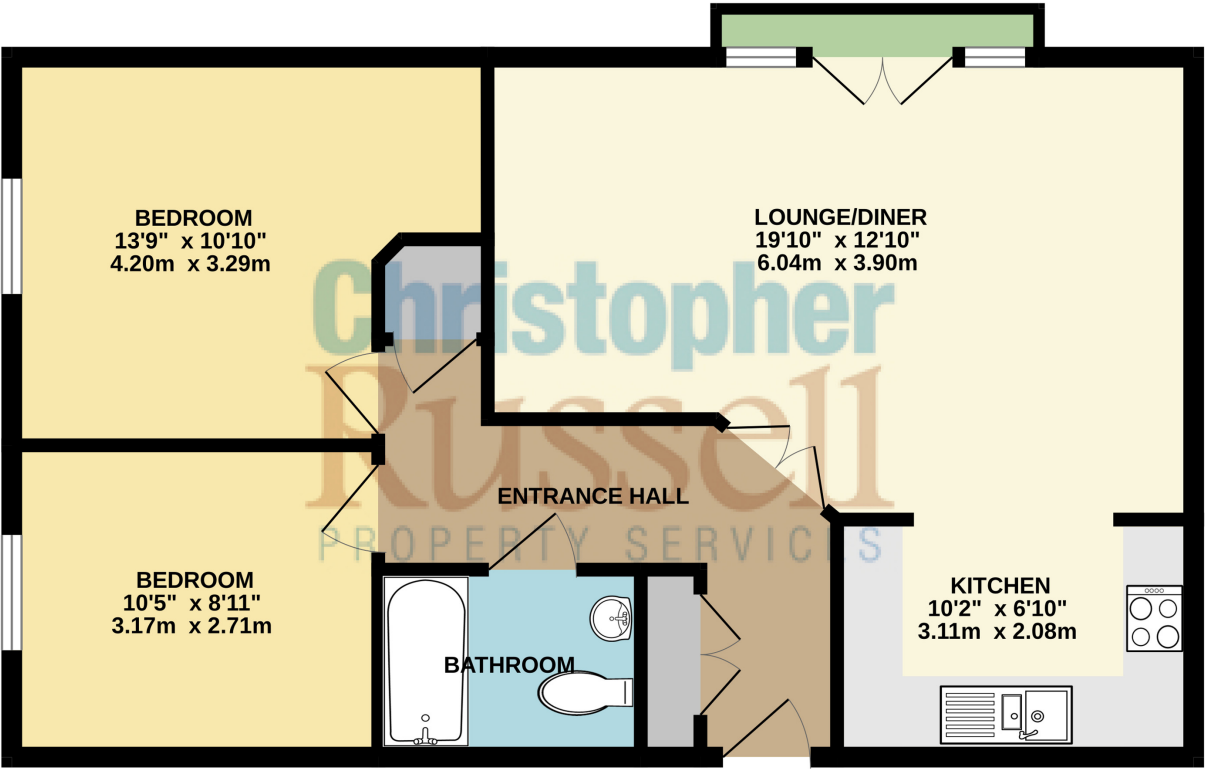
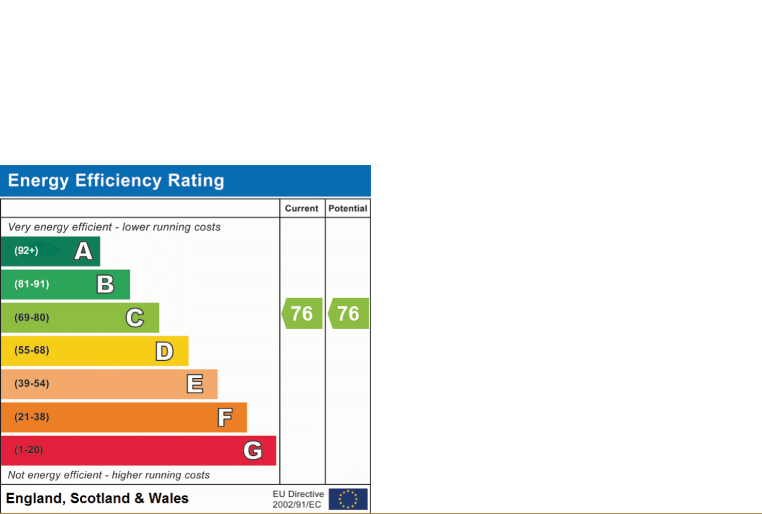
Ground Rent: Approximately £170 per annum.

Ground Rent for Gardens: (additional ground rent, there are 2 for this development) Approximately £250 per annum.

*** The seller is prepared to contribute to the payment of the service charges subject to the final sale price ***

Council Tax Band C.

4TH FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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