



Guide Price £350,000

Loampit Road, Erith, Kent, DA8 1FH

**Christopher
Russell**
PROPERTY SERVICES



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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £350,000 to £365,000.

Offered to the market for the first time since being built is this beautifully presented split level maisonette with en suite shower room and garden situated in the Award winning The Quarry eco development, which is well located for Zone 6 stations, local amenities and Limewood Primary School.

The property which is presented in excellent decorative condition features the remaining term of the National House Building Control (NHBC) certificate which expires in 2028, a 125 years lease from 2018, EPC rating of B, Air source Heat pump with underfloor heating throughout and hot water system which have been annually serviced.

With a high specification finish the property comprises on the ground floor, large hallway, cloakroom, spacious open planned lounge/diner which is open planned to the kitchen and has direct access to the rear courtyard. The lower ground floor comprises two double bedrooms, the main bedroom has an en suite shower room and there is a separate bathroom.

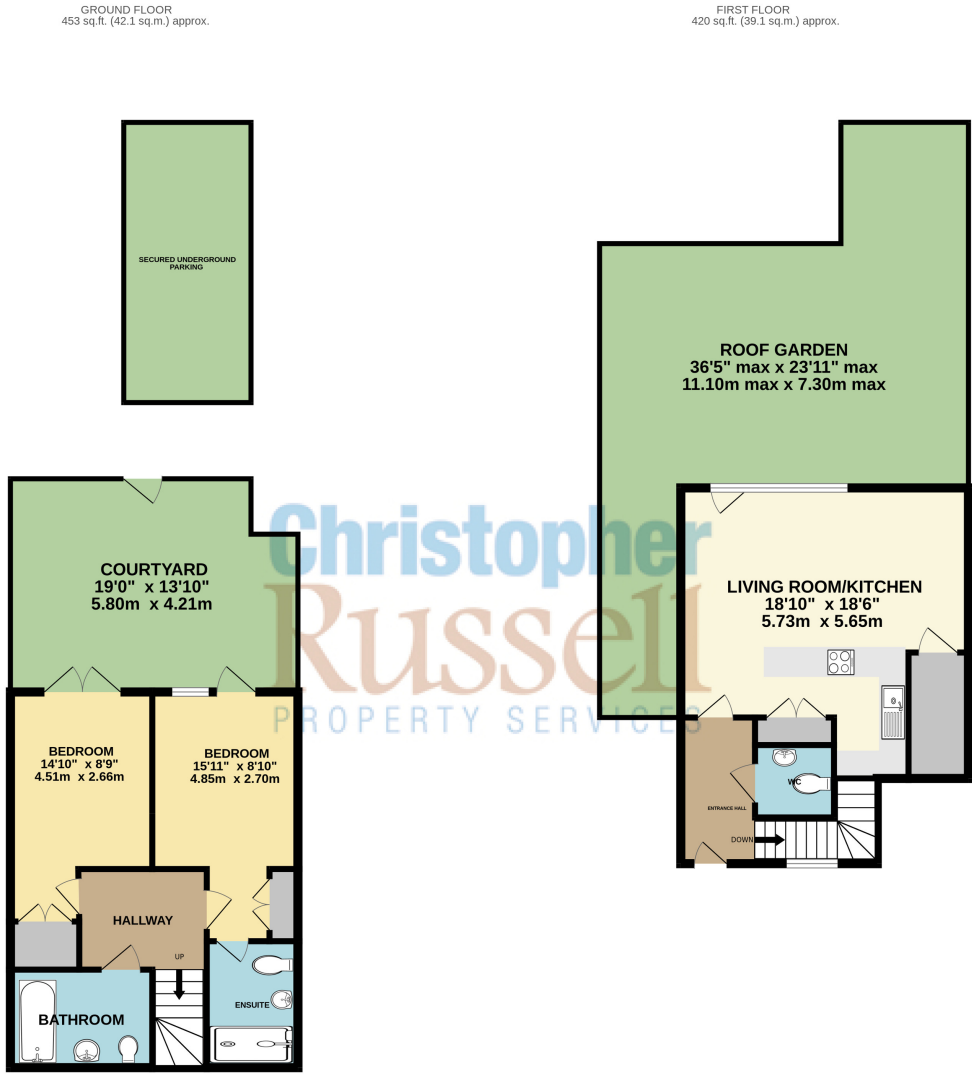
The kitchen is fully integrated and has a range of cooking facilities and the en suite and bathroom have been luxuriously fitted.

The outdoor space has been carefully thought though which provides a secluded space, low maintenance and is ideal for entertaining. There is direct access from the garden into the secure underground parking facilities. There is side access from the garden to the front of the property.

Lease: 125 years from 2018.

Service charge: (includes building insurance) £84 per month.

Ground Rent: £100 per year capped for 10 years from 2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		