



Offers Over £325,000 Leasehold



Well Court, 25 Adit Road, Erith



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this ground floor apartment situated in the sought-after Quarry eco-development close to amenities, school, notably the new Lime Wood Free School opening September 2023, and transportation links, including Erith Station with Central London accessible in 35 minutes via Crossrail / Elizabeth Line.

This property comprises 2 DOUBLE BEDROOMS, incredible open-plan kitchen/living room, and family bathroom. Further benefits include large utility cupboard, double glazing, underfloor heating, and large terrace. CHAIN FREE!

Total Internal Area approx: 811.06 sq ft (75.35 sq m). EPC B84

## FEATURES

- Ground floor flat
- 2 double bedrooms
- Open-plan kitchen / dining / living room
- Family bathroom
- Private terrace
- Double glazing
- Underfloor heating
- Close to Erith station





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Amtico flooring with underfloor heating; entryphone system.

#### Utility Room

2.70m x 1.22m (8' 10" x 4' 0") Water tank; space and connections for washing machine.

#### Kitchen / Living Room

7.26m x 3.88m (23' 10" x 12' 9") Amtico flooring with underfloor heating; range of soft-closing wall and base units with tiled splashback; stainless steel sink and drainer unit; integrated fridge/freezer, integrated dishwasher, fitted oven/grill, fitted induction hob, fitted extractor hood, extractor fan, double glazed windows, double glazed french doors with venetian blinds.

#### Bedroom

4.60m x 3.52m (15' 1" x 11' 7") Carpeted with underfloor heating; fitted wardrobes, double glazed windows with roller blinds.

#### Bedroom

4.60m x 2.75m (15' 1" x 9' 0") Carpeted with underfloor heating; double glazed windows with roller blinds.

#### Bathroom

2.58m x 2.18m (8' 6" x 7' 2") Amtico flooring with underfloor heating; tiled walls; bath with filler tap and thermostatic shower over; wash-hand basin, w/c, wall-mounted mirror, heated towel-rail, extractor fan.

### EXTERNAL

#### Terrace


10.80m x 1.50m (35' 5" x 4' 11") Large terrace with decking; outdoor lighting.

#### Parking

Allocated parking for one car; parking provision for visitors.

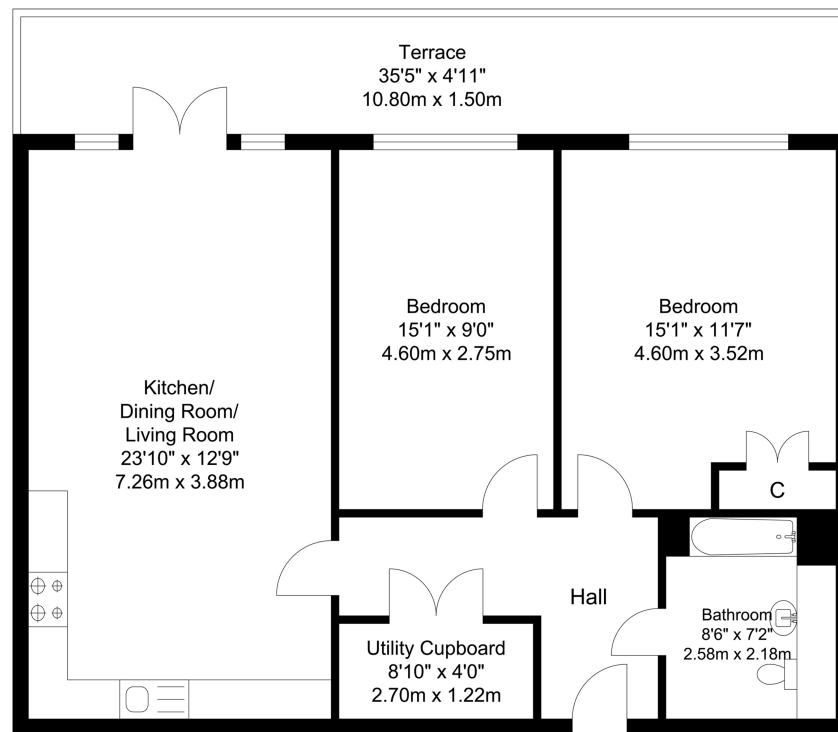
#### Information:

- Heating & hot water supplied by Air Source Heat Pump
- Cycle store
- NHBC Guarantee: 8 years remaining
- Lease: 245 years remaining
- Service Charge: £1,608 per annum
- Ground Rent: (peppercorn)
- Council Tax: Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## FLOORPLAN



Ground Floor  
Approximate Floor Area  
811.06 SQ.FT.  
(75.35 SQ.M.)

TOTAL APPROX FLOOR AREA 811.06 SQ. FT / 75.35 SQ. M  
For Identification Purposes Only.

