



Pier Road  
Erith  
Kent  
DA8 1TB

Offers in Excess of £218,000

bettermove 

# Pier Road Erith

Bettermove are proud to welcome to the market this charming two bedroom second floor flat in Erith, available with no forward chain.

The property is leasehold - remaining lease length is to be confirmed by the vendor. The ground rent is £255 per year and the service charge is approximately £1,907 per year. The council tax band is C.

There are tenants currently living in the property and it can be sold vacant on possession - rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious open plan kitchen/lounge with private terrace, two bedrooms with an en suite shower room to the master, and a family bathroom. There is one allocated parking space.

Located in the popular area of Erith, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A282, A2, A13 and Erith rail station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

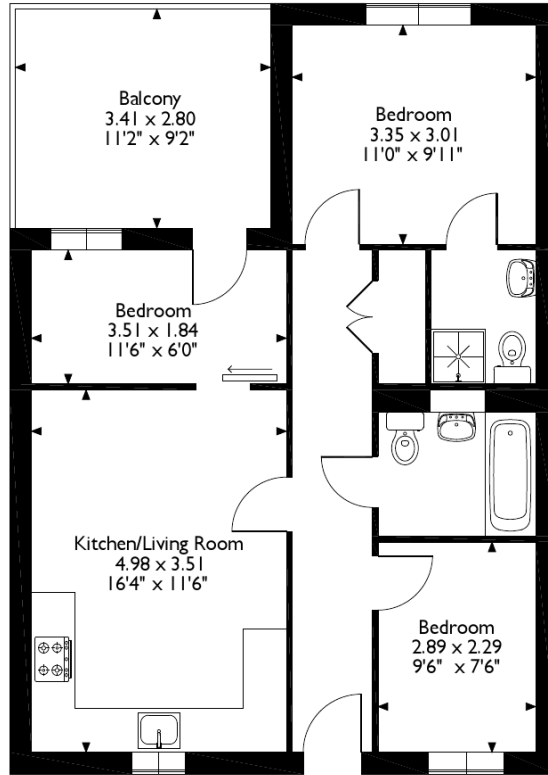
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Pier Road, Erith  
 Approximate Gross Internal Area  
 58 Sq M/624 Sq Ft



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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