

# Bernard Skinner



14 Maple Court, 32-34 The Nursery, Erith, DA8 2EX

Guide Price £275,000

- First floor flat
- Two double bedrooms
- No onward chain
- Video entryphone

Light and airy and well presented first floor flat with video entryphone and within a secure, gated development. Offered with two double bedrooms, there is an open-plan living room/kitchen with newly fitted units and built in oven/hob, new floor coverings and two Juliet balconies. Offered with no onward chain, the property is within a mile of two stations and Erith town centre and Pearswood primary school is immediately to hand. A new lease will be available on completion of the sale. Take a look - we hold keys!



## Property Description

### COMMUNAL ENTRANCE HALL

Stairs to first floor

### ENTRANCE HALL

Front door, video entryphone, two storage cupboards, electric heater, fitted carpet

### OPEN PLAN LIVING ROOM/KITCHEN

22' 2" x 15' 7" into recess (6.76m x 4.75m) Upvc French doors to Juliet balcony and upvc windows to rear, newly fitted wall and base units with worksurfaces, space for washing machine and fridge freezer, built in oven and hob with hood over, stainless steel sink unit, vinyl flooring to the kitchen area, two electric heaters, fitted carpet to the living room area

### BEDROOM 1

11' 8" into recess x 14' 6" (3.56m x 4.42m) Upvc windows and French doors to Juliet balcony, two built in wardrobes, electric heater, fitted carpet.



### BEDROOM 2

14' 6" x 9' 9" into recess (4.42m x 2.97m) Upvc window to front, two built in wardrobes, electric heater, fitted carpet





## BATHROOM

8' 1" x 5' 7" (2.46m x 1.7m) Upvc window to side, white suite comprising panelled bath with mixer tap and shower over, wash basin, w.c, heated towel rail, cupboard housing water tank, tiled walls, laminate flooring.

## OUTSIDE

Secure gated communal grounds and parking.



Tenure: New lease on completion, term to be confirmed

Service charge: £778.12 per annum until y/e 30/09/22

Ground rent: £300 per annum

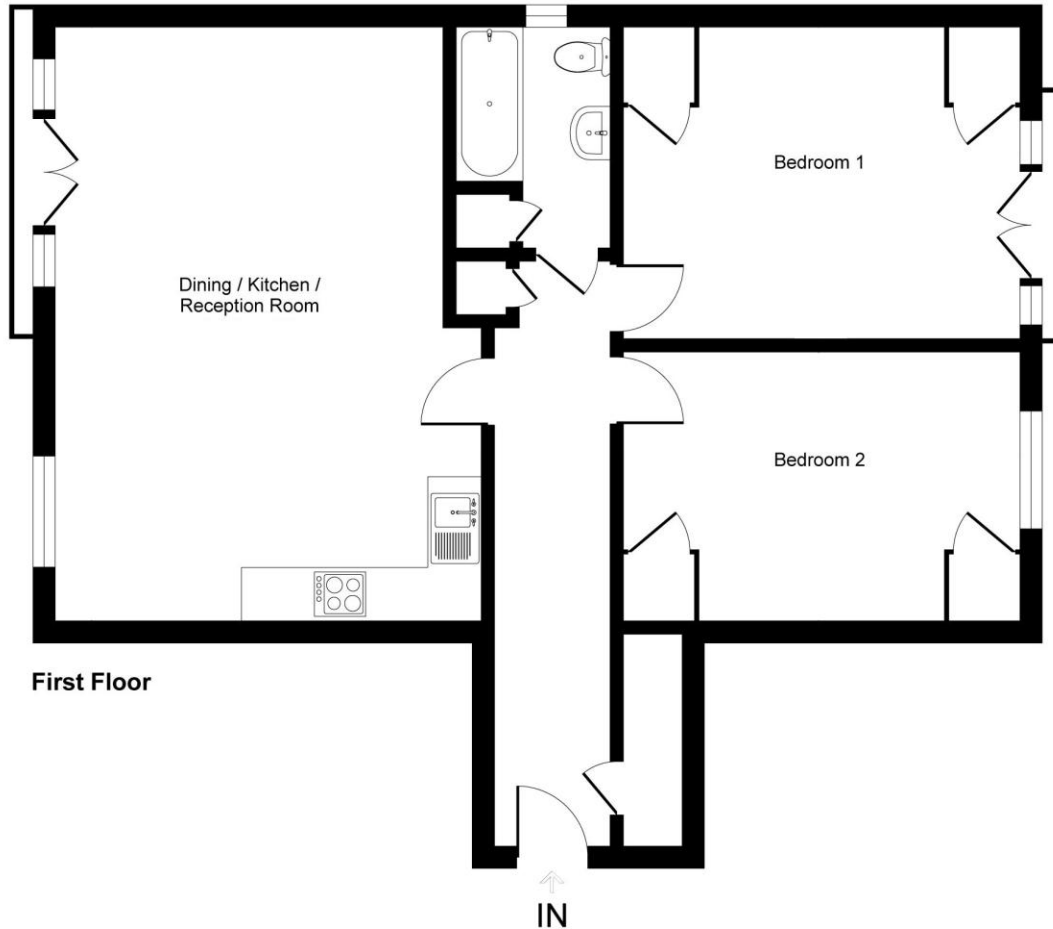
Council Tax Band: 'D'

Preliminary details, awaiting validation.



# Maple Court, DA8

Approximate Gross Internal Area = 78 sq m / 836 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Planpix

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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