



**Goodwin  
Ellis**

HAMPTON HOUSE, 14 ERITH ROAD, BEXLEYHEATH, DA7  
6HW

GUIDE PRICE £180,000





#### COMMUNAL ENTRANCE

Via entry phone.

#### ENTRANCE HALL

Carolina door to front. Radiator. Entry phone. Built in cupboard.

#### LOUNGE

13' 2" x 12' 3" (4.01m x 3.73m) Double glazed window to rear. Radiator. Carpet. Picture rail

#### KITCHEN

9' 11" x 6' 3" (3.02m x 1.91m) Double glazed window to front. Range of wall and base units with work surface over. Stainless steel sink and drainer unit. Tiled splash back. Laminate flooring. Plumbing for washing machine. Integrated fridge and freezer. Stainless steel oven, hob and extractor fan. Boiler.

#### BEDROOM

12' 3" x 11' (3.73m x 3.35m) Double glazed window to rear. Radiator. Carpet. Built in wardrobe.

#### BATHROOM

Obscured double glazed window to side. Towel radiator. Tiled floor. Part tiled walls. Extractor fan.

Suite comprising: Panelled bath with mixer shower attachment. Wash hand basin with cupboard underneath. Low level flush W.C.

#### COMMUNAL GARDENS

Lease: There is 90 years remaining on the lease

Service Charges: £94.99 pc m

Ground Rent: £ 10.00 pa.



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