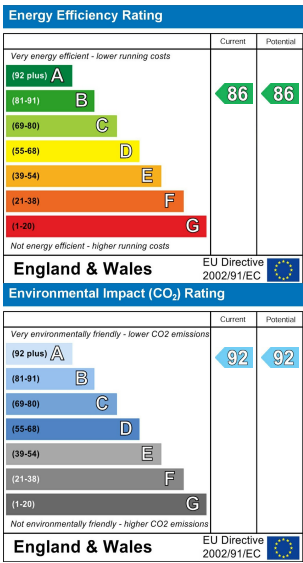


TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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CALLENDER ROAD
ERTH
£240,000



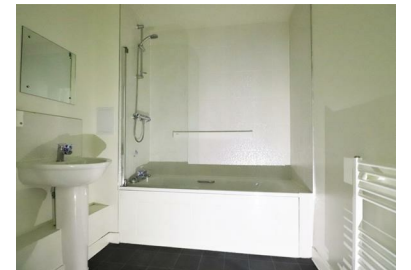
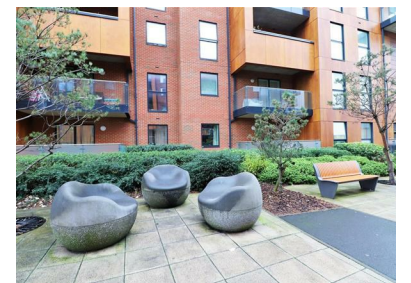
Anthony Martin
Estate Agents

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Anthony Martin
Estate Agents



We are delighted to offer this stunning two Double Bedroom apartment with large balcony in the popular location on the new development of Erith Park. The property is located close to local shops and transport links making this an ideal buy for those commuters out there needing convenient transport links into London and also has good links to the M25 and the A2.

There are pretty garden areas surrounding the apartments and underground parking for residents only.

As you arrive at the communal entrance you will be greeted by a Video Entry Security Phone System. Once in the apartment you will find a bright and well maintained communal area with stairs and a lift.

Once you are in your apartment you will be overwhelmed by the size of the home. It is light, bright and airy throughout. There are floor to ceiling windows throughout the home and a patio doors leading onto a good size balcony and loads of storage for those essentials.

With 2 double bedrooms, large family modern bathroom with over head shower. The lounge / diner is of good size with an open plan kitchen. The Lounge has a floor to ceiling window and patio doors leading onto the balcony. In the kitchen you will find a modern cream kitchen units with black marble effect worktops complete with integrated appliances.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CALLENDER ROAD

ERITH

- 2 Bedroom Flat
- 1st Floor
- Fantastic Location
- Chain Free
- EPC - B 86
- 823 SQ FT

