





**\*\* NO CHAIN \*\* CASH BUYERS ONLY.** A well presented GROUND FLOOR Studio which benefits from having dual aspect windows to the living area and allocated parking space. It has also been improved over recent years and offers shower room and double glazed UPVC windows. The property is situated conveniently for Erith town centre, and Erith and Slade Green rail stations. **HIGHLY RECOMMENDED.**

#### **LIVING SPACE**

17' 06" x 10' 05" (5.33m x 3.18m) Timber laminated floor. Triple glazed window to the front & side. Opening to Kitchen. Door to inner lobby and Bathroom

#### **KITCHEN**

7' 04" x 6' 08" (2.24m x 2.03m) Stainless steel sink unit with cupboard under. Further range of wall and base units. Plumbing for washing machine. Triple glazed window. Vinyl tiled floor.

#### **BATHROOM**

6' 07" x 4' 02" (2.01m x 1.27m) Comprising shower cubicle. Pedestal wash hand basin and low level WC.

#### **PARKING**

Allocated parking space.

#### **AGENTS NOTE**

We are advised that the lease started on 1st Sept 1987 for a term of 99 years although this has not been verified and any potential buyer must satisfy themselves that the lease term is acceptable before exchange of contracts

#### **SERVICE CHARGE**

We have been advised by the vendor of the following charges. This will need to be verified by purchasers solicitors.

Ground rent: £110pa

Service charge: £1200pa

#### **DISCLAIMER**



These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



