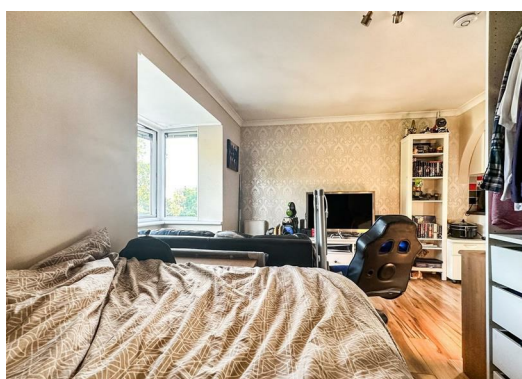




## 85 Cricketers Close, Erith, DA8 1TX Offers in excess of £130,000

Goodmove present this studio flat for QUICK SALE on Cricketers Close, Erith, DA8. The location of the property is also really good as you are within walking distance of all local amenities including Morrison Supermarket & The Riverside Shopping Centre, Bexley College, Bus Routes & Erith Train Station( zone 6 ) which is literally a 2 minute walk away. From Erith Station you will get you into the London Stations in approximately 35 / 40 minutes plus you are a bus ride or 2 stops on the Train from Abbey Wood which will have Cross rail running from 2018.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.

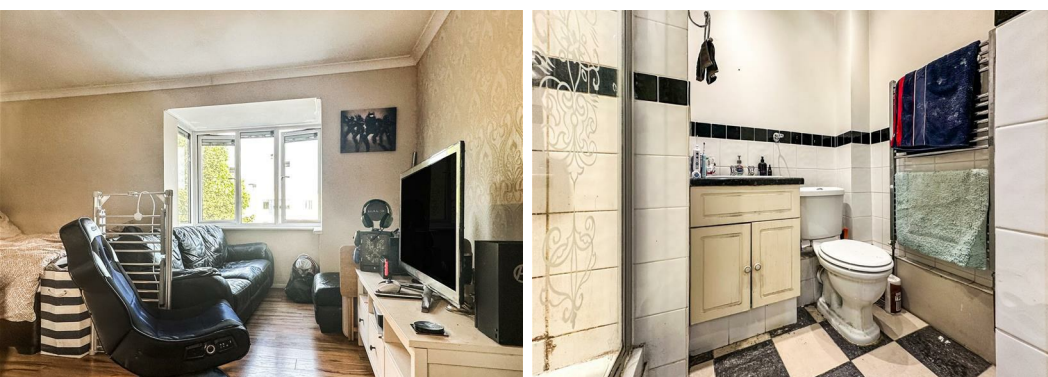
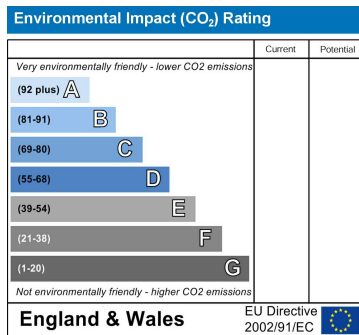
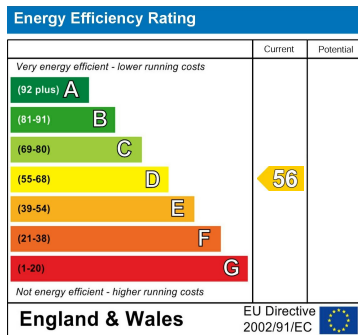


**Lease Details**

88 years remaining on the lease  
 Ground rent peppercorn  
 Service charge £100 a month\*  
 \*Details provided by the vendor

**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**



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