

Bernard Skinner



- Stylish one bedroom conversion flat
- Half a mile station/Riverside shopping centre
- Few hundred yards Thames Path
- Parking space

96 West Street, Erith, DA8 1AQ

Guide Price £200,000 - £220,000

Ready to move into and enjoy, this very well presented, one bedroom, first floor conversion flat is under half a mile from Erith station. Offering spacious and stylishly presented accommodation with useful loft space, there are vaulted ceilings to the kitchen and shower room. With the benefit of allocated parking space, Riverside shopping centre is half a mile and Thames Path is a few hundred yards. A super first-time purchase, why not take a look!



Property Description

ENTRANCE HALL

Upvc front door, stairs to first floor.

SPACIOUS LANDING

Upvc window to side, wood flooring, radiator, loft space with retractable ladder.

LOUNGE

13' 8" narrowing to 12' 4" x 12' 4" to chimney (4.17m x 3.76m) Upvc window to front, cast iron radiator, wood flooring, dado rail.

KITCHEN

8' 9" x 8' 4" (2.67m x 2.54m) Upvc window to rear, fitted wall and base units, with built in oven, hob and cooker hood, integrated fridge, freezer and washing machine, part tiled walls, wall mounted boiler, tiled floor with underfloor heating, vaulted ceiling.

BEDROOM

9' 8" x 8' 9" (2.95m x 2.67m) Upvc window to rear, wood flooring, radiator.

SHOWER ROOM

Upvc window to side, w.c., wash basin, walk in shower with rain shower head, part tiled walls, heated towel rail, tiled flooring with under floor heating.

LOFT SPACE

Velux window to rear, wood strip flooring, power and light.





ALLOCATED PARKING SPACE

MATERIAL INFORMATION

Tenure: Leasehold

Lease expires 24.12.2118 - 93 years remaining

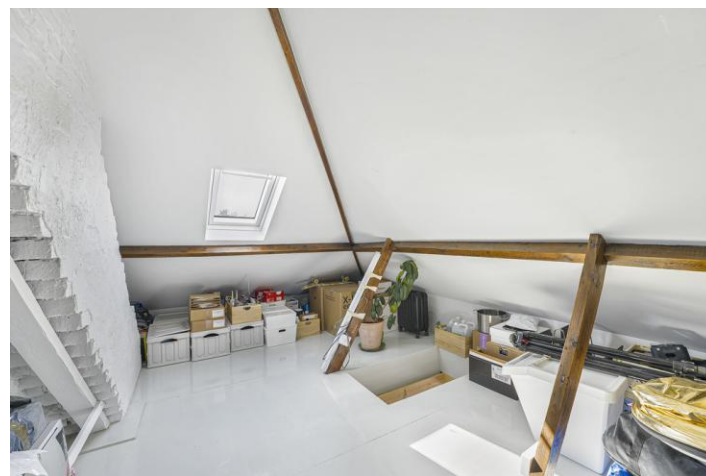
Service Charge: £1154 p.a.

Reserve fund: £1354.50 p.a. until 2030 - towards cost of new roof

Buildings insurance £792p.a.

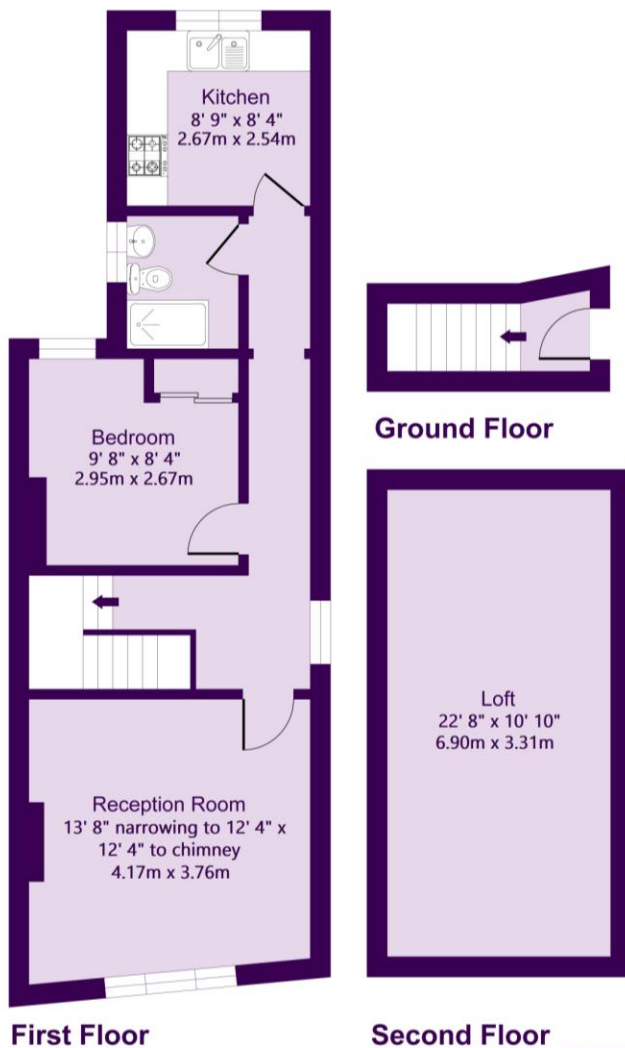
Ground Rent: £877.00p.a.

Council tax band: A - £1,505.35p.a.



West Street, DA8

Total area: Approx. 826.1 sq. feet (76.7 sq metres)



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	71 C	78 C
55-68	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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