

LEASEHOLD



Flat

# FLAT 25 WATERS EDGE COURT WHARFSIDE CLOSE, ERITH, DA8 1QW

Asking price

**£175,000**

## FEATURES

- RIVER VIEW One Bedroom Retirement Apartment
- Large Living/Dining Room Measuring 23'9 x 10'6
- Balcony With Stunning River Views
- Fitted Kitchen
- Modern Walk-In Shower Room
- Beautifully Maintained Communal Gardens
- Double Glazing and Electric Heating
- Residents Parking



**Westwood**  
PROPERTY SERVICES



# 1 Bedroom Flat located in Erith

Call us on

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Westwood's are delighted to offer to the market this lovely RIVER VIEW one bedroom retirement apartment in the popular Waters Edge Court. Ideally located for many amenities and shops this particular first floor accommodation comprises entrance hall, living/dining room measuring 23'9 x 10'6 with BALCONY, fitted kitchen, double bedroom with fitted wardrobes and a modern walk-in shower room. The communal areas benefits from a seating area with a kitchenette as well as beautifully maintained gardens. There is parking for the development which is on a "first come, first serve" basis. Benefitting from NO FORWARD CHAIN an internal viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

