



2nd floor purpose built flat located on the ever popular "Ocean View" Riverside development in Erith. Within close proximity of town centre, zone 6 station with links to Abbey Wood's Elizabeth line which should prove an ideal first time/investment property

£205,000



**Hazell Holland**  
SALES & LETTINGS



50 Chandlers Drive  
Erith  
Kent  
DA8 1LL



### Communal Entrance

Part glazed communal door. Stairs to second floor landing.

### Entrance Hall

Wooden entrance door. Carpet. Airing cupboard housing water tanks. Textured ceiling. Storage heater.

### Lounge

16'7 x 11'6 (5.05m x 3.51m)  
Double glazed window to side. carpet. Storage heater.  
Textured ceiling. Entryphone. Archway to kitchen.

### Kitchen

8'7 x 6' (2.62m x 1.83m)  
Double glazed window to side. Range of wall and base units with work surface over. Single stainless steel sink unit with mixer taps. Tiled splashback. Electric cooker point. Space for fridge/freezer. Extractor fan. Textured ceiling.

### Bedroom 1

15'5 x 9' (4.70m x 2.74m)  
Double glazed window to side. Carpet. Electric wall mounted heater. Textured ceiling.

### Bedroom 2

9'3 x 7'2 (2.82m x 2.18m)  
Double glazed window to side. Carpet. Electric wall mounted heater. Textured ceiling.

### Bathroom

8'8 x 5'3 (2.64m x 1.60m)  
Three piece white suite comprising: panelled bath with mixer tap and shower attachment and electric shower over, low level wc and pedestal wash hand basin. Vinyl flooring. Wall mounted electric heater. Textured ceiling.

### Parking

We understand the property comes with the facility to park on the development (to be confirmed by the vendor's solicitor)

### Lease Term

99 years from 1 September 1993

### Remaining Lease

67 Years remaining

### Service Charge

£1,616.52 Per annum (to be confirmed by vendor's solicitor)

### Ground Rent

£85.00 Per annum (to be confirmed by vendor's solicitor)



Located in the desirable Ocean View development on Chandlers Drive, Erith, this charming second floor purpose-built flat offers a perfect blend of comfort and convenience. Spanning an impressive 559 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for first-time buyers or those seeking a sound investment opportunity.

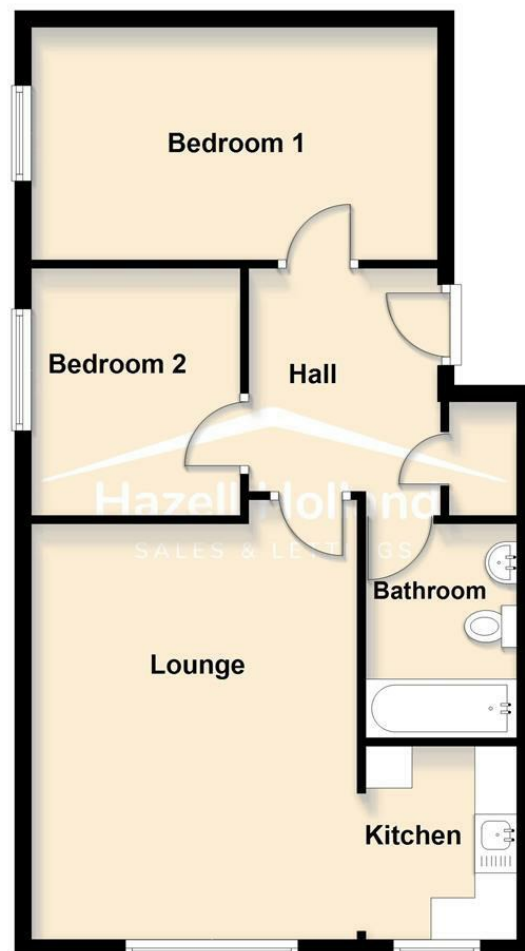
Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat also boasts a functional bathroom, ensuring all your essential needs are met.

Built in 1993, this property benefits from double glazed windows, modern design and construction, providing a comfortable living space that is both practical and stylish. The location is particularly advantageous, with Erith town centre just a short distance away, offering a variety of shops, cafes, and amenities. Additionally, the nearby Abbey Wood station, part of the Elizabeth Line, provides excellent transport links, making commuting to central London and beyond a breeze.



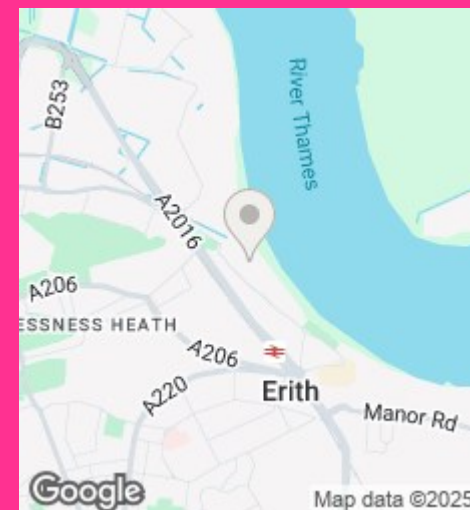
This flat is not only a wonderful first home but also presents a fantastic investment opportunity, given the growing demand for properties in this area. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this delightful flat your own.

## Second Floor



Total area: approx. 52 sq. metres (559.7 sq. feet)  
 This plan is general layout guidance and may not be to scale.  
 Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	84
England & Wales EU Directive 2002/91/EC		



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