

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Spacious & Modern**  
**Bellingham Court, Erith**

**Offers in the Region of £290,000**  
**LEASEHOLD (117 YEARS)**

Chain-Free and welcomed to the market is this well-presented and spacious 2 Bedroom Apartment. Situated on the ever-popular Erith Park Development, within close proximity to Erith town centre and the train station, the property itself boasts double-bedrooms, modern open-plan living, a large internal storage cupboard, an en-suite, and a balcony with a scenic outlook. Call today to arrange your appointment to view! EPC Rating 85 B

**FEATURES INCLUDE:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <b>Two Bedroom Apartment</b>      | <input checked="" type="checkbox"/> <b>0.8 miles to Erith Station</b> |
| <input checked="" type="checkbox"/> <b>Chain-Free</b>                 | <input checked="" type="checkbox"/> <b>Long 117 Year Lease</b>        |
| <input checked="" type="checkbox"/> <b>3rd Floor with Lift Access</b> | <input checked="" type="checkbox"/> <b>Large Balcony</b>              |

REF: 11469

**0208 090 5959**  
**www.Wisdom-Estates.co.uk**

## **The accommodation comprises:**

**COMMUNAL ENTRANCE** The Communal Entrance is well presented throughout, and benefits from a secure entry system, lift-access, and well-maintained hallways & stairwells.

**ENTRANCE HALL 11' x 10' (3.35m x 3.05m)** Upon entering the apartment via the modern front door, this property is certain to leave a lasting impression. Comprising of a fitted carpet laid throughout, a wall-mounted radiator, and a huge storage cupboard (measuring 6'5 x 6'5).

**KITCHEN / LOUNGE / DINER 23' 11" x 12' 7" (7.29m x 3.84m)** This well designed open-plan Kitchen / Lounge / Diner has it all to offer, and measures a generous 23'11 x 12'7 at its widest points.

Bountiful natural light is provided throughout via the double-glazed window to side, and double-glazed patio doors leading out to the balcony, whilst warmth and comforts are ensured by the fitted carpet, and two-wall mounted radiators.

The Kitchen area benefits from an array of matching wall and base units, a sink and drainer, an integrated oven and worktop hob, as well as ample space and plumbing for additional appliances.

**BALCONY** The Balcony is a real bonus to this property, and provides an outside space to sit out and enjoy the views of the surrounding area.

**MASTER BEDROOM 13' 1" x 12' 10" (3.99m x 3.91m)** The well presented Master Bedroom is one of the numerous highlights on offer within this property. With bountiful natural light provided by the large double-glazed floor to ceiling window to rear, further benefits include; built-in wardrobes, a wall-mounted radiator, a fitted carpet, and an adjoining en-suite.

**EN-SUITE 7' 1" x 5' 7" (2.16m x 1.7m)** Complimenting the Master Bedroom is the En-Suite, which comprises a low level W/C, a hand-wash basin, and a walk-in shower. Further benefits include a heated towel rail part-tiled walls, and fully-tiled flooring.

**BEDROOM TWO 13' 5" x 8' (4.09m x 2.44m)** The Second Double Bedroom is again of generous proportions, and boasts a large double-glazed floor to ceiling window to rear, a wall-mounted radiator, and a fitted carpet.

**BATHROOM 7' 10" x 6' 7" (2.39m x 2.01m)** The Family-Bathroom is of a modern and stylish design and encompasses; a low-level W/C, a hand-wash basin, a heated towel rail, and a fitted bath (with wall-mounted shower and glass screen). Part-tiled walls and easy to clean flooring allow for effortless upkeep.

### **Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

### **Measurements**

Please note that all measurements are approximate.

### **Viewing**

Wisdom Estates – Sidcup – 0208 090 5959 / Dartford – 01322 272 144



