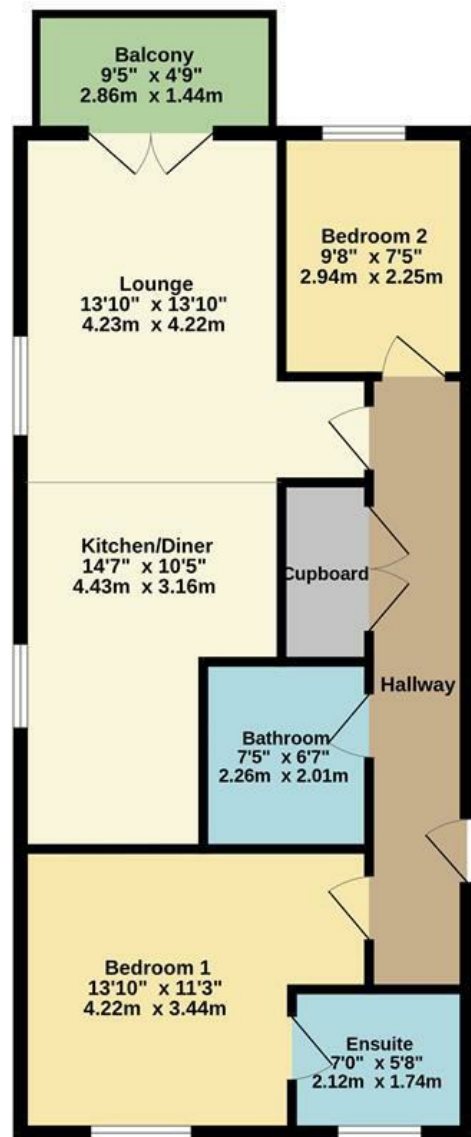


Mid Floor
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.
Made with Metropix ©2025

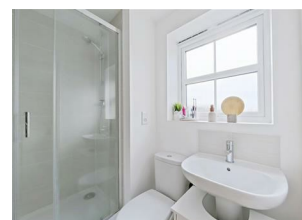


22 Albert Road, Belvedere, Kent, DA17 5LJ

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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



SAYERS WAY

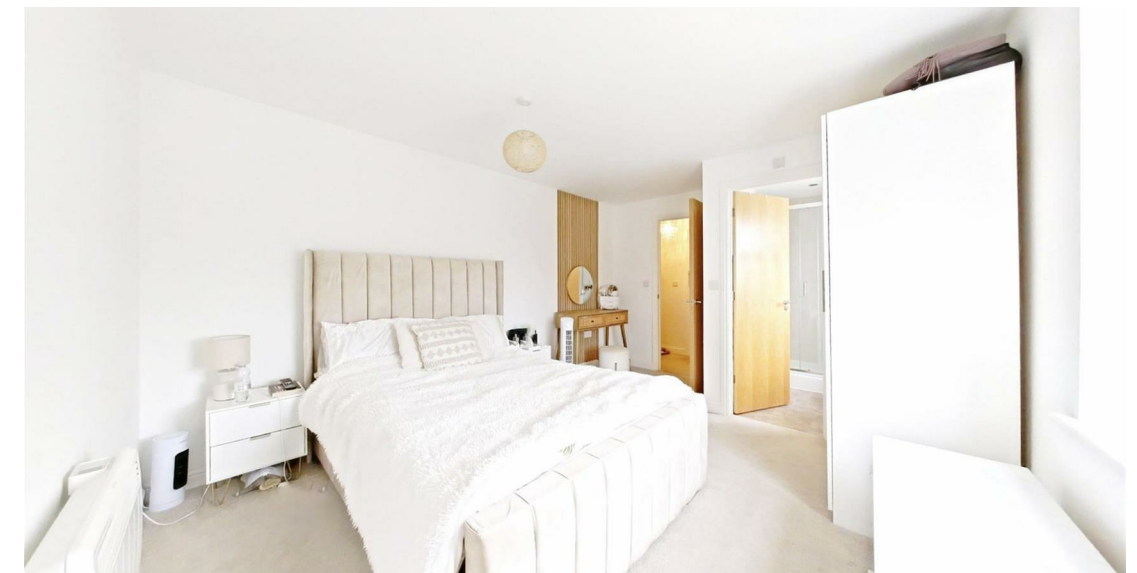
ERITH DA8 2FT

Offers over £270,000



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Guide Price £280,000 - £300,000

Situated on the second floor of a well-maintained development built just five years ago, this spacious apartment offers a stylish and comfortable living space in excellent condition throughout. The property features a bright and airy lounge with direct access to a private balcony, a contemporary kitchen/diner with ample storage, and two well-proportioned bedrooms, including a master with en-suite shower room. A modern family bathroom and an allocated parking space add to the appeal, making this a home that is ready to move straight into.

The apartment is perfectly placed for convenience, with a variety of local amenities including supermarkets, cafes, and restaurants all within easy reach. Families will appreciate the choice of well-regarded primary and secondary schools in the area, while the excellent transport connections make commuting a breeze. Erith Station is approximately a ten-minute walk away, providing regular train services to London Bridge, Cannon Street, and Charing Cross. Road users will benefit from quick access to the A206 and A2, and the area is well served by local bus routes connecting to Bexleyheath, Dartford, and beyond.

Combining modern design, excellent location, and move-in ready condition, this apartment is ideal for professionals, couples, or small families seeking a home that ticks all the boxes.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

SAYERS WAY

ERITH DA8 2FT

- Two Bedroom 2nd Floor Apartment
- Good Condition Throughout
- Master Bedroom With En Suite
- Balcony
- Allocated Parking
- Sought After Location
- Good Transport Links
- Council Tax Band C
- EPC 75C
- Ideal First Home

