

## Higher Erith Road, TQ1 2NH

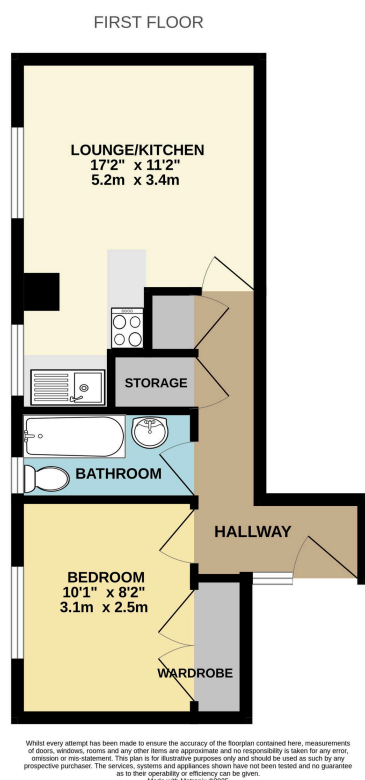
Offers Over £80,000

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**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- First Floor Flat
- Convenient Location Close to Amenities
- Ideal Investment/First-Time Buy
- Ground Rent - £50pa
- Council Tax Band - A
- NO ONWARD CHAIN
- Allocated Parking
- Communal Garden
- Service Charge - £187.75pa
- EPC - E



The hallway has 2 built-in airing cupboard's, 1 housing hot water cylinder. The open plan lounge/kitchen, with a range of fitments comprising wall, base and drawer units, inset single drainersink, plumbing for washing machine, space for electric cooker and under counter fridge. Thebedroom is a double room with a built-in wardrobe. Lastly the bathroom comprises of a panelledbath with electric shower unit over, pedestal wash hand basin, and low level WC.

