



JENNINGS & BARRETT



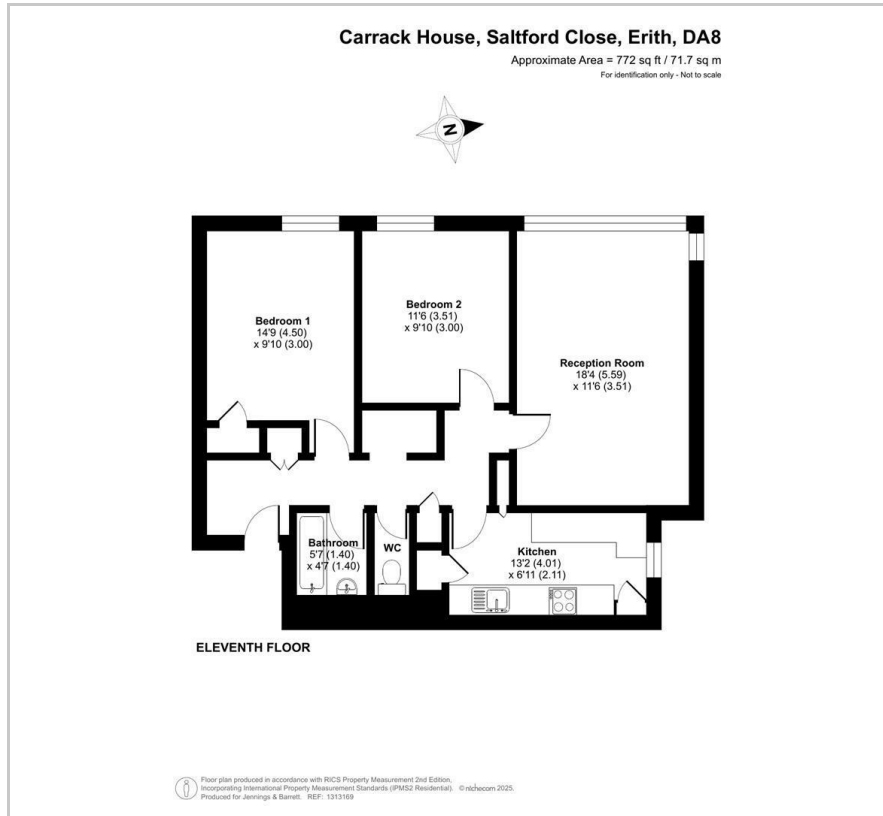
# Carrack House Salford Close

Erith, DA8 1SA

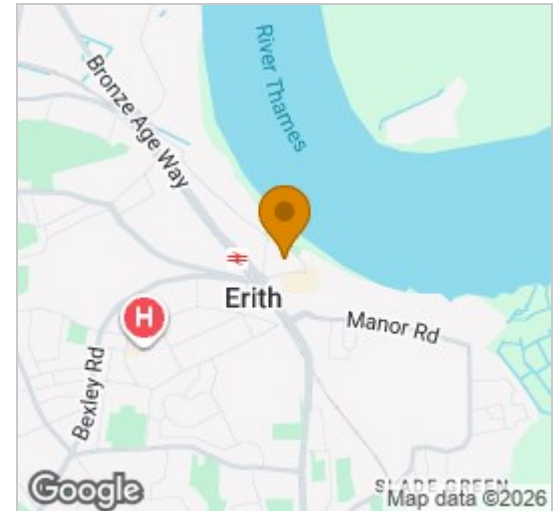
£150,000



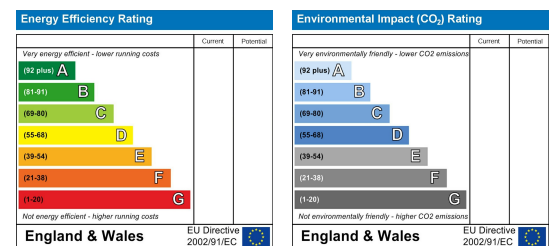
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Residential Office on 0203 598 9665 if you wish to arrange a viewing appointment for this property or require further information.

- Two bedrooms
- Reception with wide reach views
- Kitchen
- Bathroom
- Lift
- parking
- Great location

Located in Saltford Close Erith this apartment features two well-proportioned bedrooms, providing. Each room is designed to ensure a peaceful retreat at the end of the day. The kitchen is functional and well-equipped,

**CASH PURCHASE**

Service charge: £186.44 per month

Ground rent: £0.83

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding

The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Private car park up to 2 cars per household



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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