



JENNINGS & BARRETT



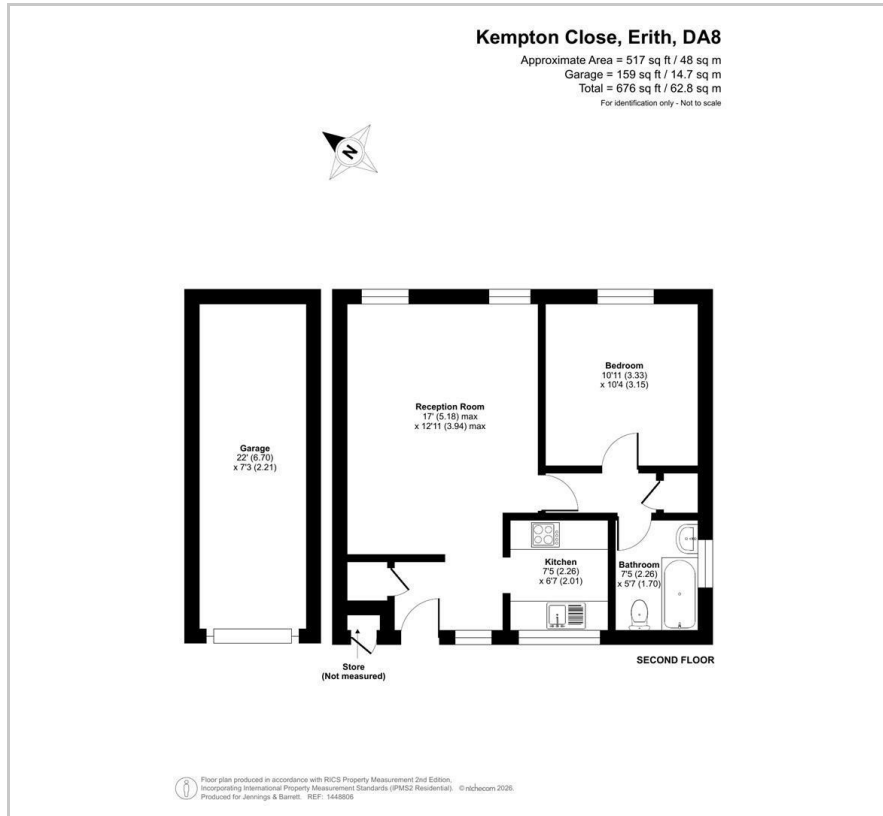
12 Kempton Close

Erith, DA8 3SR

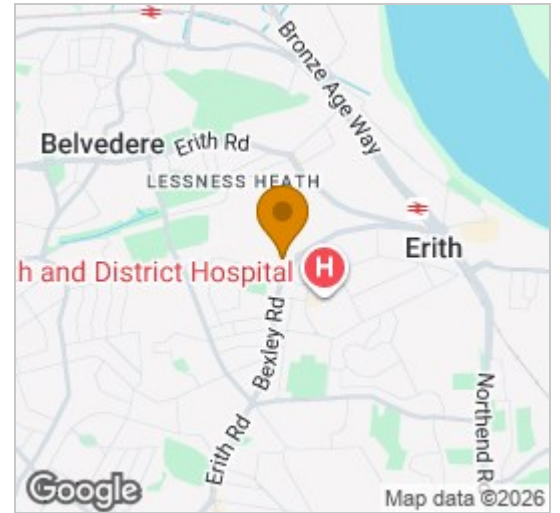
£135,000



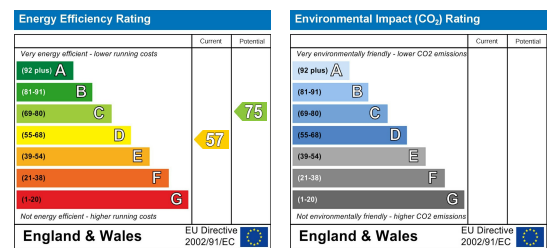
## Floor Plan



## 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.

- One bedroom
- Spacious Reception Room
- Fitted modern kitchen
- Bright hallway
- Bathroom
- Excellet location
- Garage

Welcome to this charming one-bedroom flat located on Kempton Close in Erith. This purpose-built apartment, constructed in 1970, offers a spacious living environment, perfect for first-time buyers or those looking to invest in a buy-to-let opportunity.

With a generous area of 517 square feet, the flat boasts a well-proportioned reception room that is both light and bright, creating an inviting atmosphere for relaxation and entertaining. The bedroom provides a comfortable retreat, while the bathroom is conveniently situated to serve both residents and guests.

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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

104 Station Road, Sidcup, Kent, DA15 7DE

Tel: 0203 598 9665 Email: [property@jenningsandbarrett.co.uk](mailto:property@jenningsandbarrett.co.uk) Web: [www.jenningsandbarrett.co.uk](http://www.jenningsandbarrett.co.uk)