



Elizabeth Court, Valence Road, Erith
DA8 3JS

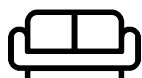
£1,875 Per Month



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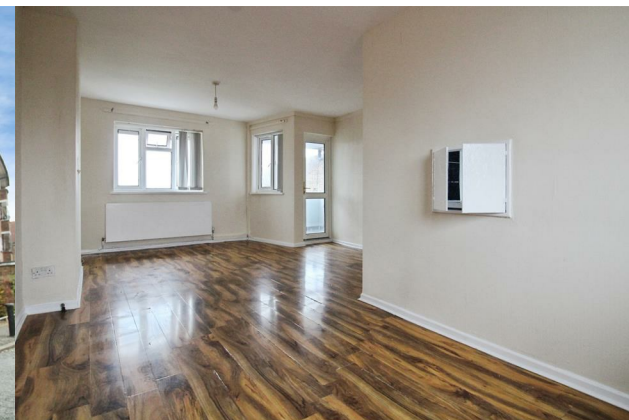
DESCRIPTION

Situated in Elizabeth Court on Valence Road, Erith, this delightful top-floor apartment offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking to share their living space. The apartment boasts a bright and airy atmosphere, enhanced by large windows that allow natural light to flood in.

Upon entering, you will find a spacious through lounge that provides an inviting area for relaxation and entertainment. The separate kitchen is well-equipped, making it easy to prepare meals and enjoy family gatherings. The bathroom features a separate w.c., adding to the practicality of the layout.

The apartment is nicely presented, with double glazing and wood laminate flooring throughout, ensuring a modern and stylish finish. A lovely balcony offers a perfect spot to unwind and enjoy the fresh air, making this home a true retreat.

Please note that this property is located on the top floor of the building, which does not have a lift. However, the elevated position provides lovely views and a sense of privacy. Available now, this apartment is ready for you to make it your own. Don't miss the opportunity to secure this charming home in a desirable location.



ROOMS

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

THROUGH LOUNGE

23'7 x 14'1 (10'9 to balcony and 8'2 at narrowest

BALCONY

KITCHEN

9'8 x 8'5

BEDROOM ONE

11'5 (13'7 max) x 10'11

BEDROOM TWO

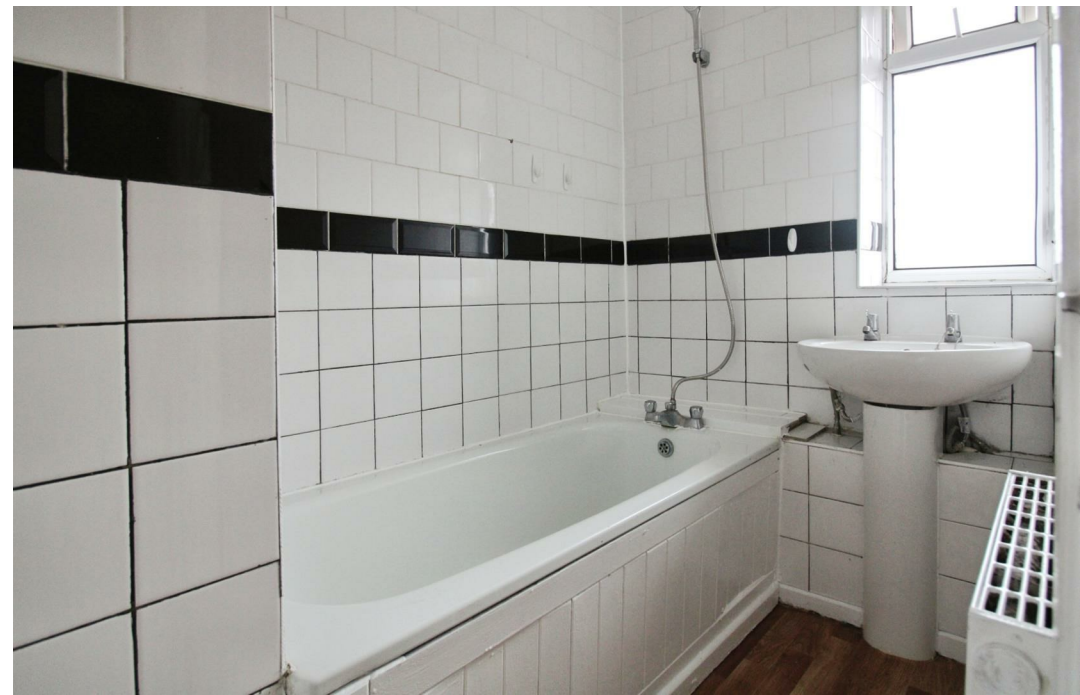
12'9 x 9'2

BEDROOM THREE

11'7 x 8'2

BATHROOM

SEPARATE W.C.



Top Floor

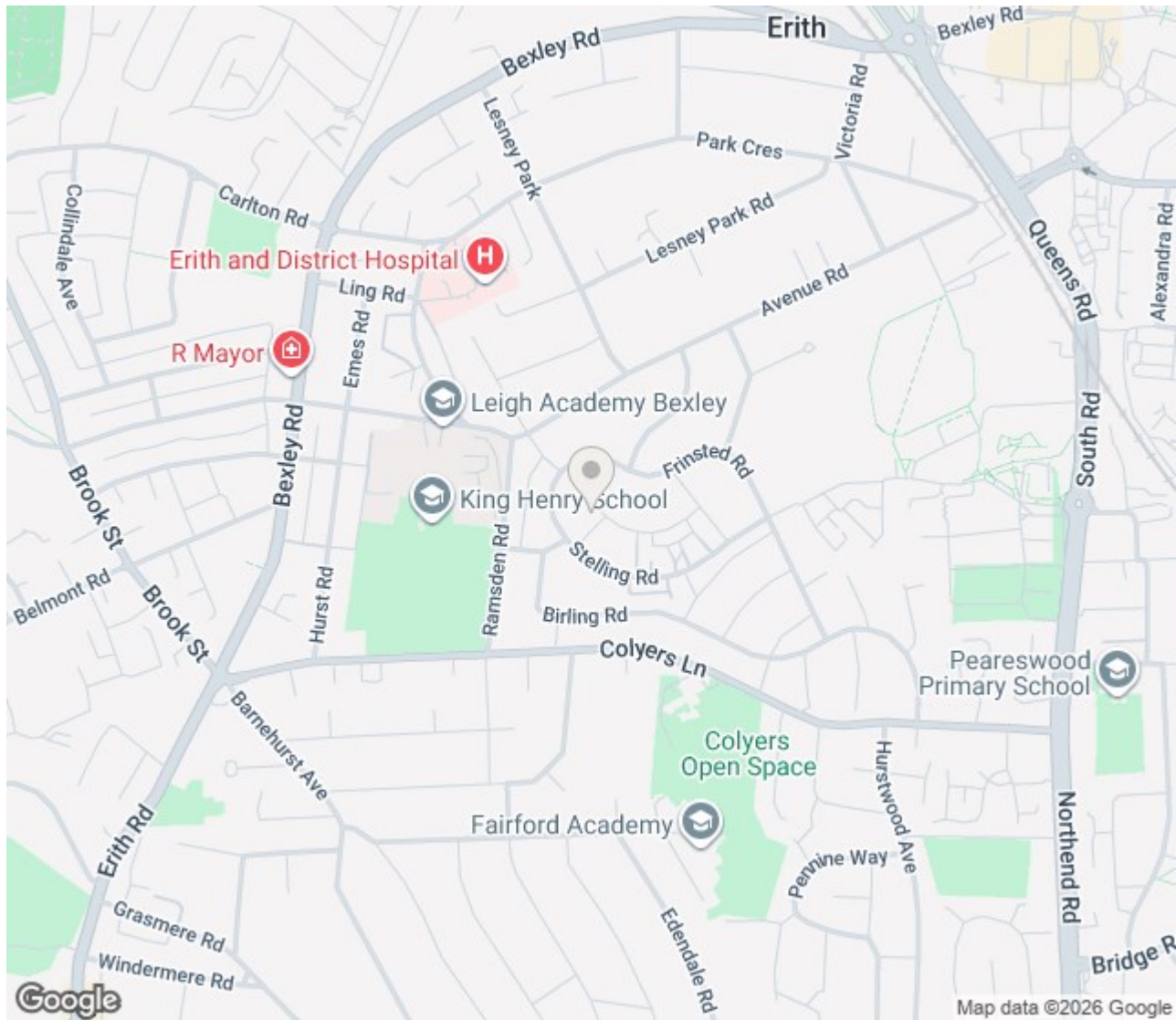


Total area: approx 871.877 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced by PlanUp.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

67 Mayplace Road East, Bexleyheath, DA7 6EA | 01322 318100
| bexleyheath@hunters.com

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