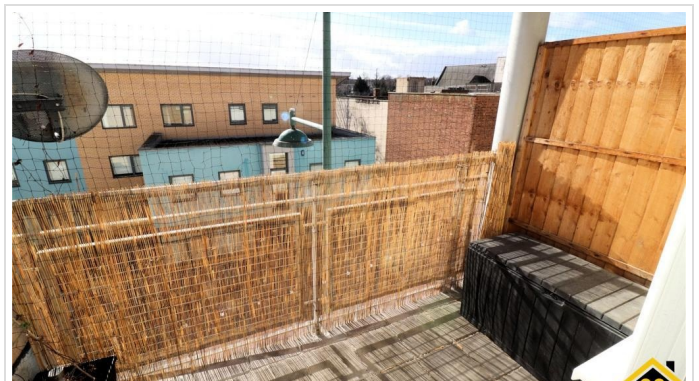


2 Bed Flat In Pier Road , Erith, DA8 1TB

£240,000



Ref:17118





SHORT DESCRIPTION

Property Ref: 17118 Spacious, bright and presented in excellent move-in condition, this first floor apartment offers the perfect balance of local town-centre living and effortless city connectivity, being ideally located for both Erith town centre and train station. Featuring two double bedrooms, a family bathroom, and master en-suite, the property boasts a large lounge, and recently renovated adjoining kitchen, which opens onto a private, south-facing balcony. The property also benefits from allocated parking. This versatile home represents an ideal opportunity for a first-time buyer looking for a hassle-free move. Additional Information: Size: 667 sq. ft or 62 sqm EPC rating: C Tenure: Leasehold Lease Term: 150 Years from 2005 (129 Years remaining) Service Charge: £2,892 per annum including water rates & buildings insurance Ground Rent: £345.67 per annum Lease information provided by the vendor & should be confirmed by your conveyancing solicitor prior to purchase. Local Area: Transport Links: Erith station (Zone 6) is just a 6-minute walk away, with the bus station conveniently located just downstairs. • Direct Southeastern trains into London Bridge in just 33 minutes and London Cannon Street in 37 minutes. • The Elizabeth line is located just 5 minutes away by train at Abbey Wood station, providing access to rapid, high-frequency transit into Canary Wharf, Liverpool Street, and the West End. Regeneration Area: Buyers will benefit from the ongoing investment by the local council. Recent milestones completed under the Greater Erith Regeneration scheme include extensive public realm enhancements to the riverside and high street. The local development ensures Erith continues to grow as a highly desirable, functional, and vibrant riverside community. Note for investors: The property also has a proven track record as a high-yielding asset, recently generating £1,600 per month from long-term tenants. Property Type: Flat Full selling price: £240000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 129 Yearly Ground Rent Cost: £345.67 Yearly Management Cost: £2892.00 Council tax band: C EPC rating: C Measurement: 667.362 sq.ft. Outside Space: Terrace Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

2

Bed Room(s)

2

Bath Room(s)

1

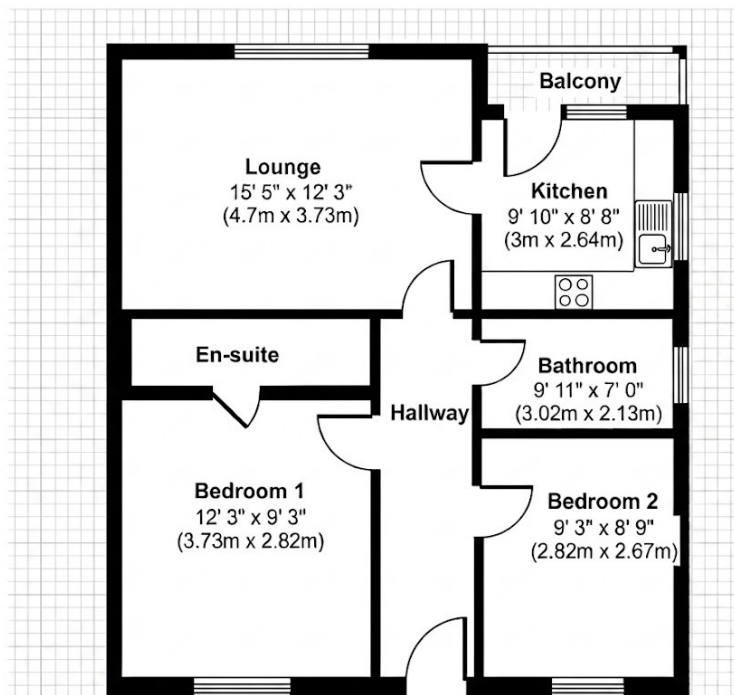
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



First Floor



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor maisonette
Total floor area	62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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