



## 2 bed flat to buy in DA8

Wessex Drive, Erith, Dartford, DA8 3AH

**£135,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ TWO BEDROOM PURPOSE BUILT 2ND FLOOR APARTMENT
- ✓ ELECTRIC HEATING
- ✓ DOUBLE GLAZING
- ✓ FITTED CARPETS
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Two Bedroom Purpose Built 2nd Floor Apartment boasting Electric Heating (untested), Double Glazing, Fitted Carpets and Vacant Possession.

Comprising Hallway, white Bathroom suite, modern Kitchen, two good sized Bedrooms and spacious Lounge/Diner.

Conveniently located within walking distance to British Rail, Bus Routes, Shops, Schools and Parkland.

Lease details 45 years remaining

Lease extension cost - £47,250

The property is located in the London Borough of Bexley and is liable to Band C Council Tax.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 45

Price: Starting Bid £135,000

Property Type: Flat

Parking: Allocated, Garage

Year built: 1970

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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