

**HARRISON  
INGRAM**

**Wharfside Close  
Erith, DA8 1QW**



**£160,000**

Built by McCarthy & Stone in 2001 for the over 60's, we are pleased to present this SPACIOUS AND WELL PRESENTED CHAIN FREE 3rd FLOOR retirement APARTMENT. Ideally situated in the heart of Erith Town Centre and its waterfront setting to Erith Pier and the River Thames. The property includes a spacious living/dining room, a separate kitchen and MODERN SHOWER ROOM. The apartment also benefits from double glazing, electric heating, security entry as well as an emergency call centre, PRIVATE RESIDENTS PARKING, a lift to the upper floors, a residents lounge and laundry facilities, as well as the use of a pretty communal garden area.

Lease Term: 125 Years from 01/05/2001 (to be verified by vendors solicitor)

Unexpired Lease: 105 Years remaining (to be verified by vendors solicitor)

Service Charge: £2404 per annum (to be verified by vendors solicitor)

Ground Rent: £350 per annum (to be verified by vendors solicitor).

### COMMUNAL ENTRANCE



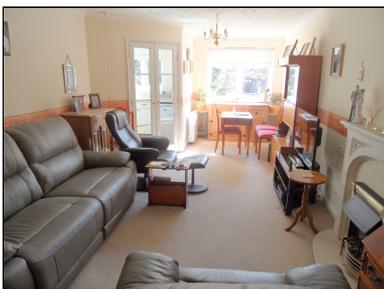
Part Glazed communal entrance door, lift or stairs to 3rd floor, residents communal area and access to communal gardens and laundry.

### ENTRANCE HALL



Wooden entrance door, deep built in cupboard housing immersion heater and water tank, and fuse board.

### LOUNGE/DINER



23' 0" x 10' 0" (7.01m x 3.05m) Double glazed window tp front, part glazed doors to kitchen, Electric fire with wooden surround, storage heater, carpet, coved ceiling.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

## KITCHEN



7' 6" x 7' 1" (2.13m x 2.13m) Double glazed window to front, Range of wall, base and drawer units and ample work surfaces, stainless steel sink unit with mixer tap, built in electric oven and hob, space for fridge and freezer, vinyl flooring.

## BEDROOM



13' 7" x 9' 1" (4.14m x 2.77m) Double glazed window to front, built in mirror wardrobe, storage heater, carpet, coved ceiling.

## SHOWER ROOM



6' 9" x 5' 3" (2.06m x 1.60m) Modern three piece suite comprising: a large walk in shower with mixer shower and glass doors, wash hand basin with mixer taps and vanity unit and trendy wall mirror with LED Lighting, low level WC, fully tiled walls and flooring.