



THE  
HOMES  
GROUP



Riverdale Road, Erith, DA8 1QE  
Guide price £200,000 Leasehold

 2  1  1  C



\* Cash Buyers Only \* due to low lease. The Homes Group are delighted to present to the market this ground floor two bedroom maisonette offered with no chain. Accommodation includes, living room with bay window, two bedrooms - both with fitted wardrobes/storage, kitchen with door to private garden & bathroom.

Tenure: Leasehold

Term: 99 years from 1967.

Ground Rent: £5 - To be confirmed by sellers solicitors.

Service Charge: £nil - To be confirmed by sellers solicitors.

All information to be verified by sellers solicitor.

### Entrance Hall

35' x 3'1 (10.67m x 0.94m)

### Living Room

13'10 into bay x 11'10 (4.22m into bay x 3.61m)

### Bedroom One

12' x 11'10 (3.66m x 3.61m)

### Bedroom Two

9'7 x 7'9 (2.92m x 2.36m)

### Kitchen

11'1 x 9'7 (3.38m x 2.92m)

### Bathroom

10'1 x 4'2 (3.07m x 1.27m)

### Rear Garden

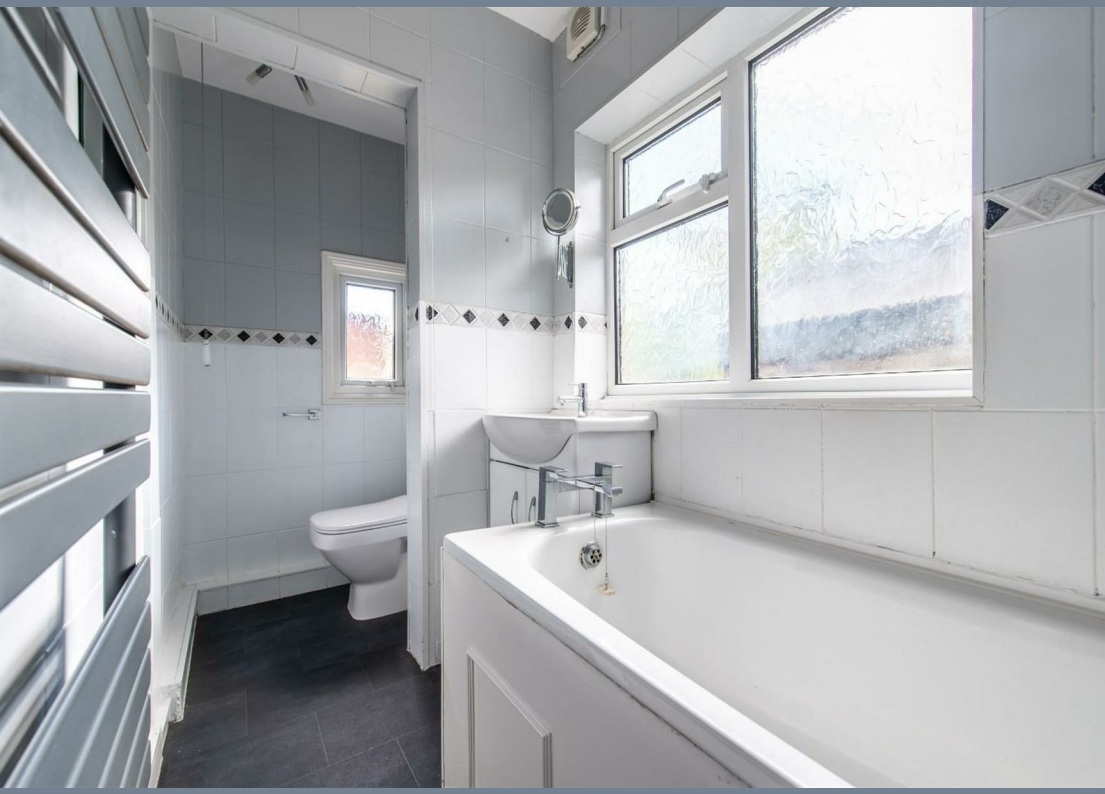
25' (7.62m)

Tenure - Leasehold

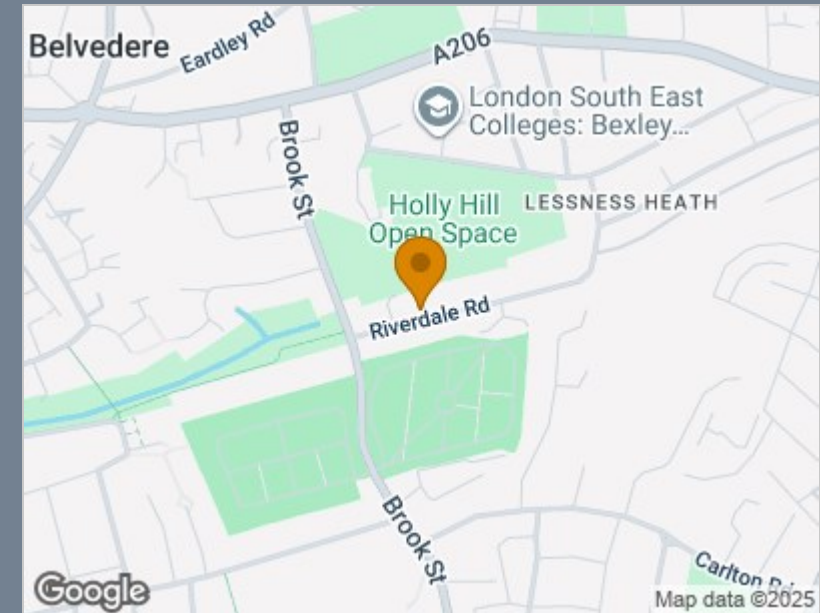
Council Tax - Band B











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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