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1AD

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- \* ONE DOUBLE BEDROOM APARTMENT \* OVER 900 YEAR LEASE \*
- \* NO GROUND RENT \* LOW SERVICE CHARGES \* ALLOCATED PARKING \*
- \* LARGE RECEPTION ROOM \* SEPARATE KITCHEN \*
- \* GOOD SIZED BATHROOM \* CLOSE TO LOCAL SHOPS AND AMENITIES \*
- \* VIEWING HIGHLY RECOMMENDED \*



**Flat 2, 44 Colyers Lane**  
Erith, DA8 3NP

**Guide Price £230,000-£240,000**

Village Estates are pleased to present to the market this spacious ONE DOUBLE BEDROOM APARTMENT. Situated in a popular location within a short walk of local shops, amenities and travel connections. The lease has over 960 years with no ground rent and low service charges so this would make a perfect first time buy or an excellent investment property. Viewing comes highly recommended....



**EPC TBC**  
**COUNCIL TAX BAND B**  
**965 YEAR LEASE**  
**NO GROUND RENT**  
**SERVICE CHARGE £50 PCM**

First Floor



Total area: approx 538.195521 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.

We understand this property is Leasehold.

**VIEWING:**

Via **Village Estates** on 01322 522111  
**Monday to Friday 9am-6pm, Saturday 9am-5pm**

**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.