



Garnet Road

Erith, DA8 2FG

A modern one bedroom apartment located in the sought after 'Ratio' development in Slade Green. This modern flat was built in 2016 and offers a stylish decor throughout. Situated in a well maintained development located within easy access of Slade Green train station, local shops and schools. Offered to the market CHAIN FREE and internal viewing comes highly recommended so as to appreciate this modern apartment.

Main Features

- Modern one bedroom apartment
- Sought after "Ratio" development
- Allocated parking and communal bike storage
- Easy access to Slade Green station
- Chain Free
- Secure communal entrance

FULL DESCRIPTION

We are pleased to offer for sale this modern one bedroom apartment located in the highly sought after 'Ratio' development of Slade Green. The development was built in 2016 and stands out in the area as a unique complex. Positioned within easy access of Slade Green train station, shops and restaurants and we feel it would make a great first time buy or buy to let investment.

The apartment briefly comprises: Secure communal entrance, private front door, entrance hall, a lounge which is open plan to the kitchen, as is the style of most modern apartments, large bedroom and smart bathroom. Externally there is allocated parking a communal bike storage. *Chain Free*

Communal entrance

Private entrance hall

16' 0" x 10' 4" (4.88m x 3.15m) max dimensions

Open plan lounge/kitchen

22' 1" x 12' 4" (6.73m x 3.76m) AEG built-in appliances.

Bedroom

14' 6" x 10' 0" (4.42m x 3.05m) Fitted wardrobes.

Bathroom

7' 1" x 6' 0" (2.16m x 1.83m)

Outside

Allocated parking and communal bike storage.

ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and /or solicitor prior to exchange of contracts.

Lease: 125 years from 30th June 2015

Service Charge: £900 per annum

Ground Rent: £250 per annum

Council Tax: Band C £1492.35 per annum.

London Borough of Bexley - Tel: 020 8303 7777.

EER Rating: 81 EIR Rating: 85



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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612