



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

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

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

Wessex Drive, Erith, Dartford, DA8 3AH

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

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.

