



Watersedge Court, DA8

£190,000 Leasehold

- Close To Transport Links
- Communal Amenities
- Council Tax Band B
- Excellent Location
- Impressive River Views
- One Bedroom
- Retirement Development
- Third Floor



A larger than average third floor one bedroom retirement apartment.

This well-presented property comprises an entrance hall, lounge, kitchen, one bedroom and a bathroom. There is also a balcony with lovely river views and the convenience of a communal lounge & laundry facilities. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Watersedge Court is a well located retirement complex in Erith town centre. There is a fantastic range of amenities in walking distance as well as Erith Station. This station offers regular services into central London Stations such as London Bridge and Charing Cross.

Contact Kallars to arrange a viewing today.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Kallars Property Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

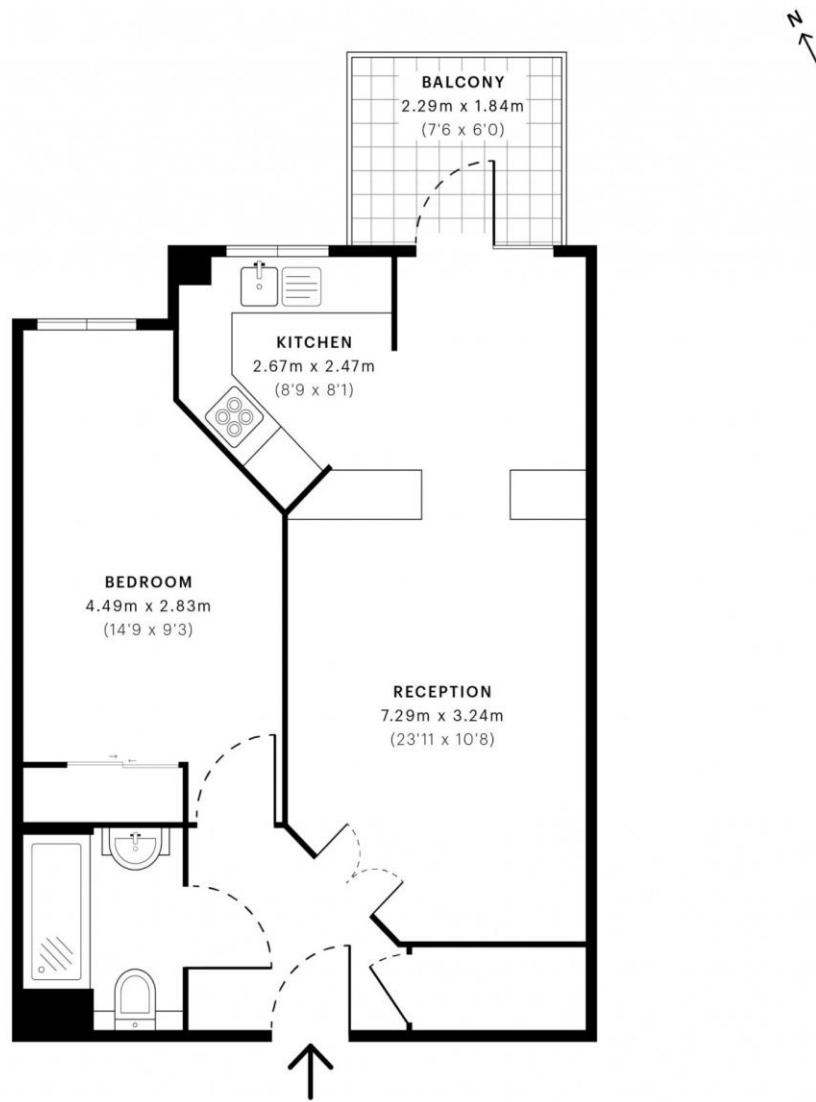


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— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
48.30 sqm / 519.90 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
46.57 sqm / 501.28 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.08 sqm / 43.92 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 52.29 sqm / 562.84 sqft
IPMS 3C RESIDENTIAL 51.00 sqm / 548.96 sqft

SPEC ID 6278d7bccb87f90da42264e8

