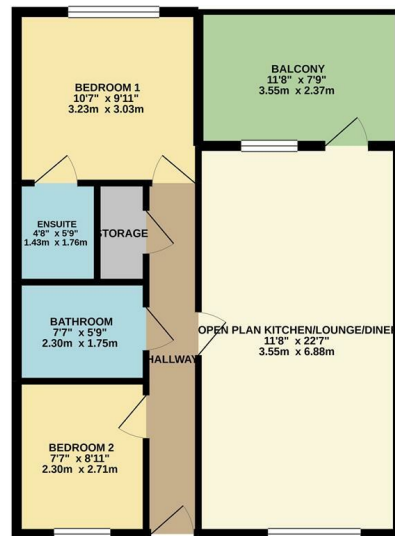


SECOND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 sq.m.) approx.
 All measurements are taken to the nearest 3 inches and are approximate. Prospective buyers are advised to check these for any particular purpose. The services, systems and appliances shown have not been tested and no warranty is given. See the particulars for further details.



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

**9 Midfield Parade, Mayplace Road East
Bexleyheath
DA7 6NB**

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barnehurst@anthonymartin.co.uk
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**Offers In Excess Of
£230,000**

Pier Road

Erith

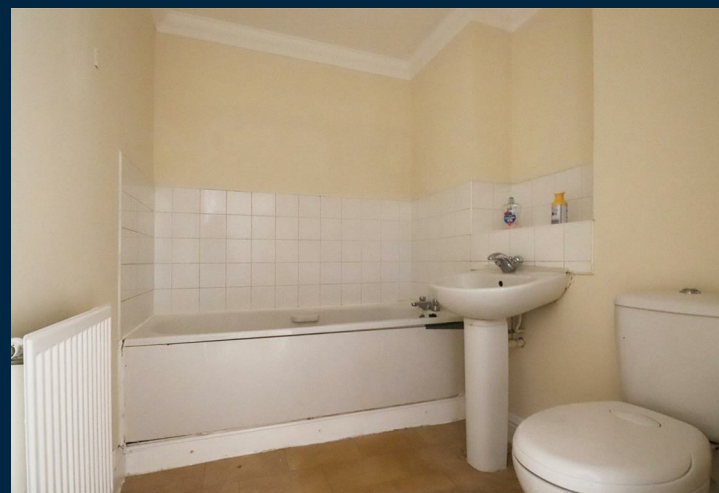
***** OFFERS IN EXCESS OF
£230,000 *****

Chain free and ready to move into is this charming two bedroom two bathroom top floor apartment. The property is located within the heart of Erith town centre, offering straight forward transport links as well as local shops and school all within walking distance away.

The property offers a large open plan lounge kitchen diner. A modern layout for those looking for a great entertaining space with friends and family. There are two spacious bedrooms. The master bedroom offers an en suite shower room with an additional family bathroom of the hallway. The property has been recently redecorated and as previously mentioned ready for the next lucky buyer to unpack and unwind.

A stunning feature to compliment this apartment is a private balcony over looking the Thames. This is certainly a great space to relax with a glass of wine or beer of an evening.

Parking is allocated so no need to worry about finding a space close by.



- **Purpose Built Flat**
- **Two Double Bedrooms & En Suite**
- **Open Plan Kitchen Lounge/Diner**
- **Town Centre Location**
- **Chain Free**
- **Allocated Parking - 1 Car**
- **EPC: TBC**
- **Ideal First Time Buy**
- **Close To Transport Links**
- **Private River Facing Balcony**

