



## Richmer Road, , Erith, DA8 2HN

- Complete chain above
- 3 stops away from Elizabeth Line
- Good size lounge/diner
- Allocated parking space
- Floor Area: 667 sq ft
- Well presented
- Two bedrooms
- Modern Kitchen
- Call Hunters to view
- EPC Rating: C

**Price Range £260,000 - £270,000**



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## DESCRIPTION

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Welcome to this well-presented third-floor apartment located on Richmer Road in Erith. Spanning an impressive 667 square feet, this delightful flat offers a comfortable and modern living space, perfect for individuals or small families.

As you enter, you will find a spacious lounge/diner that provides a welcoming atmosphere, ideal for both relaxation and entertaining. This area also grants access to a charming balcony, where you can enjoy fresh air and views of the surrounding neighbourhood. The apartment features two generously sized double bedrooms, ensuring ample space for rest and privacy.

The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals. The bathroom is equally stylish, designed to meet your everyday needs with ease.

Convenience is key with this property, as it is situated within walking distance to Slade Green train station, offering excellent transport links just three stops away from the Elizabeth Line. This makes commuting to central London and beyond a breeze. Additionally, the apartment comes with an allocated parking space, providing you with the ease of parking in this bustling area.

With a complete chain above, this property is ready for you to move in without delay. If you are seeking a well-located, modern flat in Erith, do not hesitate to contact Hunters to arrange a viewing. This could be the perfect home for you.





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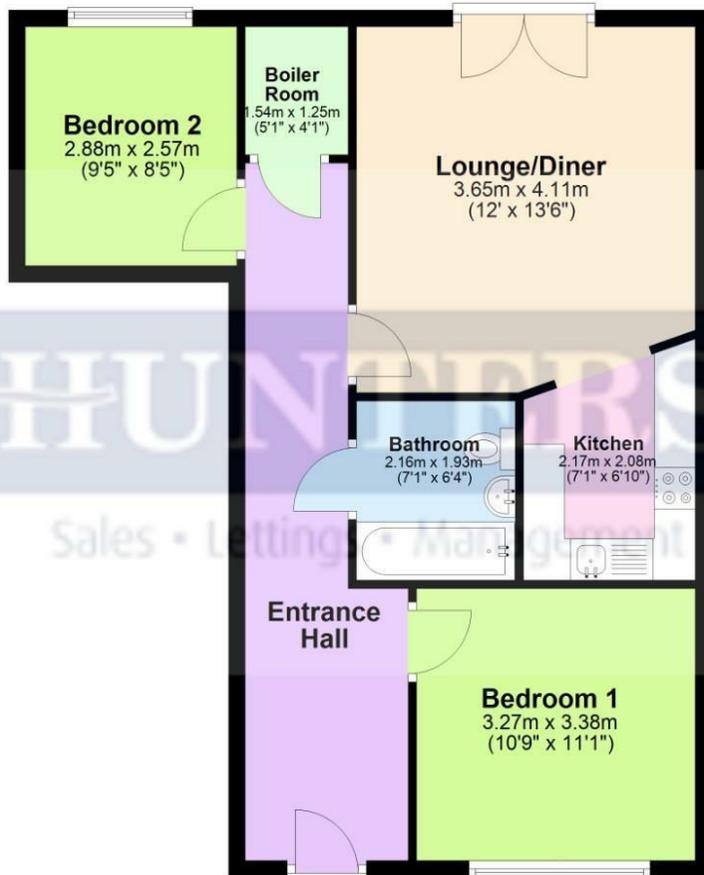
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### Third Floor



Total area: approx. 62.0 sq. metres (667.6 sq. feet)

#### Viewings

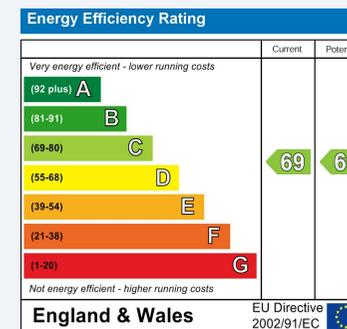
Please contact [bexleyheath@hunters.com](mailto:bexleyheath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

