

LOT  
**15**

By Order of the Beneficiaries

62 Chandlers Drive, Erith, Kent DA8 1LN

**Guide Price £145,000\***

**TWO BEDROOM FLAT IDEAL FOR INVESTMENT**



This two bedroom flat is situated on the ever popular Ocean Park development that is close to the River Thames and within a half a mile of Erith Main Line Station. Further rail services at Belvedere and Slade Green are within one to two miles. The town centre is within easy walking distance. The flat is a two bedroom mid floor flat. We are advised that the flat has been let although the tenants are vacating, so it will be sold with vacant possession. The property will be of interest to investment purchasers and owner occupiers.

#### **ACCOMMODATION**

Hall, Bedroom One, Bedroom Two, Lounge, Kitchen, Bathroom.

#### **TENURE**

Leasehold - 99 years from 1 September 1993 We are advised that the seller is willing to sign and assign a Section 42 Notice between exchange and completion at the full cost of the buyer.

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Bexley  
Council Tax Band C  
EPC Band C

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN