



4 Bexley High Street, Bexley, Kent DA5  
1AD  
Tel: 01322 522111  
Email: [bexley@village-estates.com](mailto:bexley@village-estates.com)  
[www.village-estates.com](http://www.village-estates.com)



**\* CASH BUYERS ONLY \* 63 YEAR LEASE REMAINING \***

**\* MODERNISATION REQUIRED THROUGHOUT \* GROUND FLOOR FLAT \***

**\* ONE DOUBLE BEDROOM \***

**\* NO FORWARD CHAIN \***



**34 Cook Square**  
Erith, DA8 2PL

**Guide Price £125,000**

**AVAILABLE TO CASH BUYERS DUE TO A 63 YEAR LEASE. Offering an excellent investment opportunity. This good sized one bedroom apartment is situated within easy reach of local amenities. Offered with NO FORWARD CHAIN viewing is recommended...**



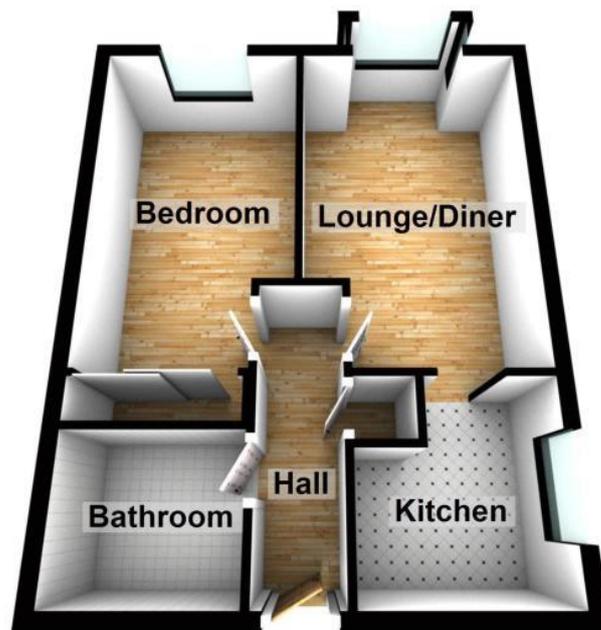
**EPC TBC**

**LEASE TERM 63 YEARS REMAINING**

**GROUND RENT £140 P/A**

**SERVICE CHARGE £813 P/A**

### Ground Floor



We understand this property is Leasehold.

**VIEWING:**

Via **Village Estates** on 01322 522111

**Monday to Friday 9am-6pm, Saturday 9am-5pm**

**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.