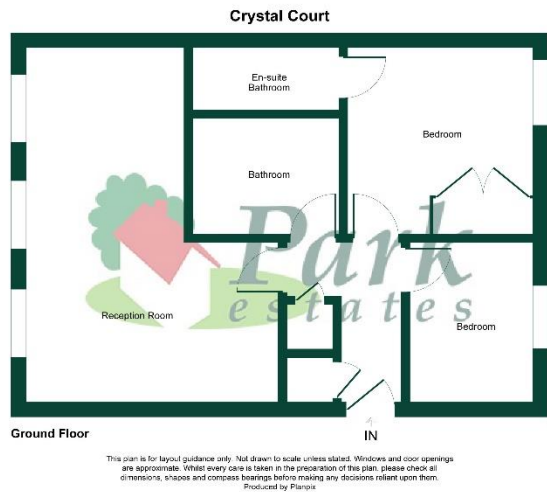




## **Crystal Court, Rainbow Road, Erith, Kent, DA8 2FA**

**Guide Price £250,000-£270,000**

**Two double bedroom first floor purpose built luxury apartment, located within a modern and desirable development built in 2015. An ideal first time buy or investment purchase, accommodation comprises of entrance hall, two bedrooms - one with ensuite, bathroom and open plan fitted kitchen / dining area. Additional benefits to note include double glazing, gas central heating, allocated parking, entry phone system, no forward chain, as well as being conveniently accessible for popular local shops, schools and transport links. Viewing is recommended.**



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Lease

118 years remaining.

### Service Charge

£1400 - £1600 per year.

### Ground Rent

£250 per year.

### Council Tax

Band C.



