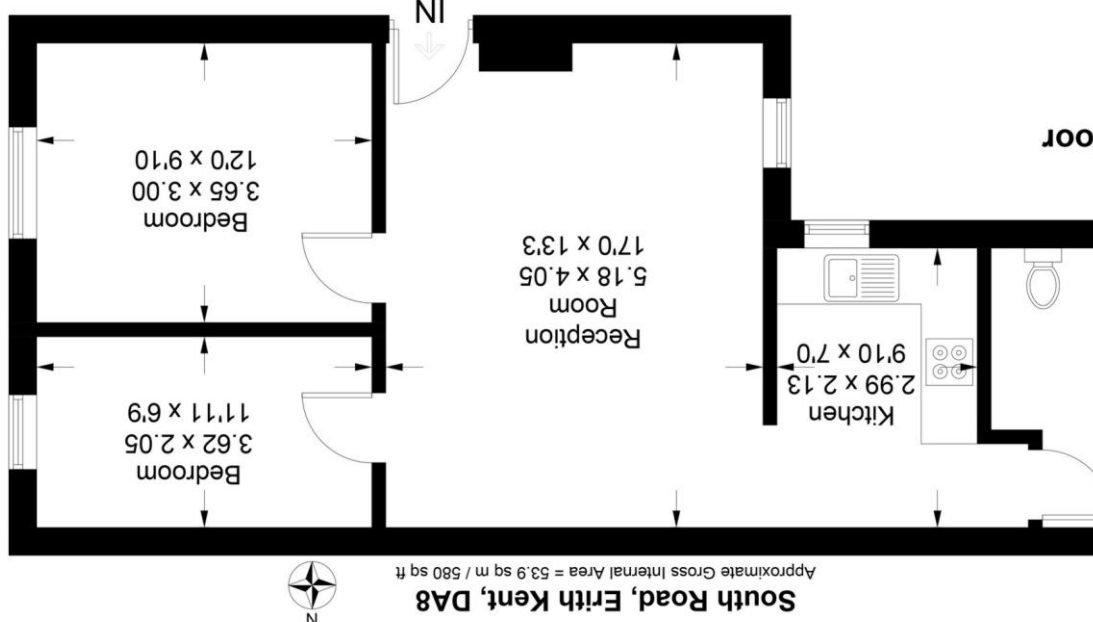
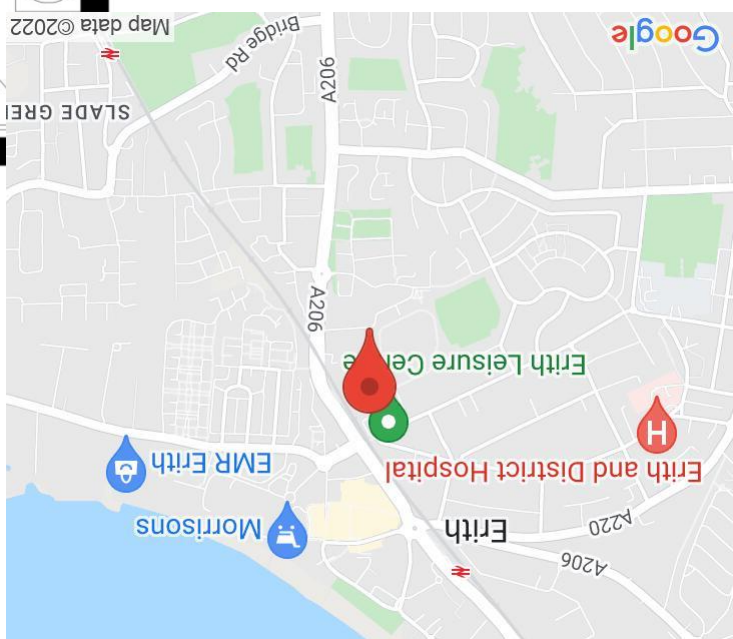


We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for purchase of carpets or any other fixtures or fittings. Lease details, service charges and prior to exchange of contracts, the copyright of all details, photographs and floorplans remain exclusive to Ashton Reeves.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92-100)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - lower running costs	D (55-68)
Some energy efficiency - lower running costs	E (39-54)
Not energy efficient - higher running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	A (92-100)
Environmentally friendly - lower CO ₂ emissions	B (81-91)
Decent environmental friendliness - lower CO ₂ emissions	C (69-80)
Decent environmental friendliness - lower CO ₂ emissions	D (55-68)
Some environmental friendliness - lower CO ₂ emissions	E (39-54)
Not environmentally friendly - higher CO ₂ emissions	F (21-38)
Not environmentally friendly - higher CO ₂ emissions	G (1-20)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Planpix on behalf of Bernard Skinner (ID835917)



24a South Road
Erith, Kent, DA8 3RA

Asking price of £1,100 per month

Ashton Reeves are pleased to offer on market this large 2 bedroom first floor flat. This property is situated very close to Erith town centre and local schools. It's very close to transport links such as Erith train station and various bus routes. Accommodation comprises of large lounge, fitted kitchen, 1 double bedroom, 1 single bedroom and a family bathroom.

PLEASE NOTE: The landlord of this property is also the Director of Bexletts Ltd trading as, Ashton Reeves and the director of the company that owns this property.

KEY FEATURES

- Two Bedroom first floor flat
- Spacious living area
- Great location
- Unfurnished
- Walking distance to Erith town centre
- Close to excellent transport links

VIEWINGS

Strictly by prior appointment through Ashton Reeves office on: 01322 559 955

