



The Avenue, Greenhithe, DA9 9XQ
Guide Price £275,000 - £285,000

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Beautifully presented ground floor apartment located within the award winning Ingress Park development. Boasting two double bedrooms, with the master bedroom benefitting from fitted wardrobes and en-suite shower room. The open plan living/dining/kitchen leads to the private covered terrace and the perfect place to watch the sun setting. The contemporary style kitchen has a number of integrated appliances. The family bathroom, utility cupboard housing plumbing for a washing machine and an additional cupboard are accessed from the hall. There is allocated parking but also just moments from bus services and Greenhithe Station.

Please note this property is subject to annual service and ground rent charges. Information to be verified by sellers solicitor.

Communal Entrance

Entrance Hall

Living Area

14'1" x 13'5" (4.29m x 4.09m)

Kitchen/Dining Area

11'11" x 8'7" (3.63m x 2.62m)

Bedroom One

13'7" x 11'4" (4.14m x 3.45m)

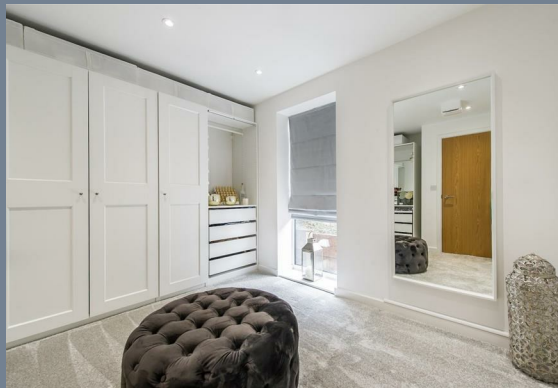
En-suite

Bedroom Two

11'3" x 11' (3.43m x 3.35m)

Bathroom

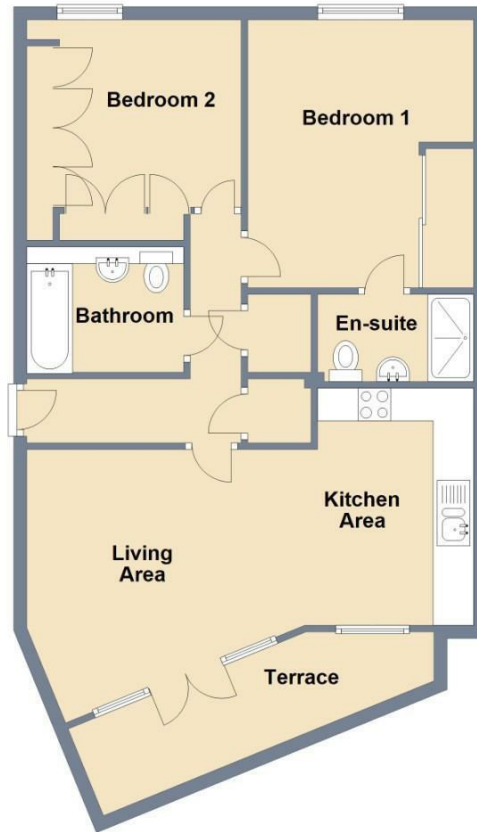
Terrace





Ground Floor

Approx. 74.4 sq. metres (800.8 sq. feet)



Total area: approx. 74.4 sq. metres (800.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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