



THE
HOMES
GROUP



Woodpecker Drive, Greenhithe, DA9 9TX
Guide price £200,000 - £215,000 Leasehold



Guide Price £200,000 - £215,000. A beautifully presented one bedroom first floor flat, which benefits from a recently refurbished bathroom, a balcony accessed from the living room, fitted wardrobes in the bedroom and an allocated parking space. The apartment is located within the popular Waterstone Park development conveniently located for Greenhithe Station and Bluewater.

The accommodation comprises of an entrance hall with airing cupboard, a 19'1 x 14'2 living room with double doors opening on to the balcony, a 10'9 x 7'6 Kitchen, recently refurbished bathroom (Nov '22) and a 14'9 x 8'8 Bedroom with fitted wardrobes. The property also has an allocated parking space.

We have been advised that the service Charge £1426.56 per annum and that there is no ground rent to pay with this property.- details to be confirmed by the sellers solicitor.

Communal Entrance

Entrance Hall

Living Room

19'1 x 14'2 (5.82m x 4.32m)

Balcony

Kitchen

10'9 x 7'6 (3.28m x 2.29m)

Bedroom

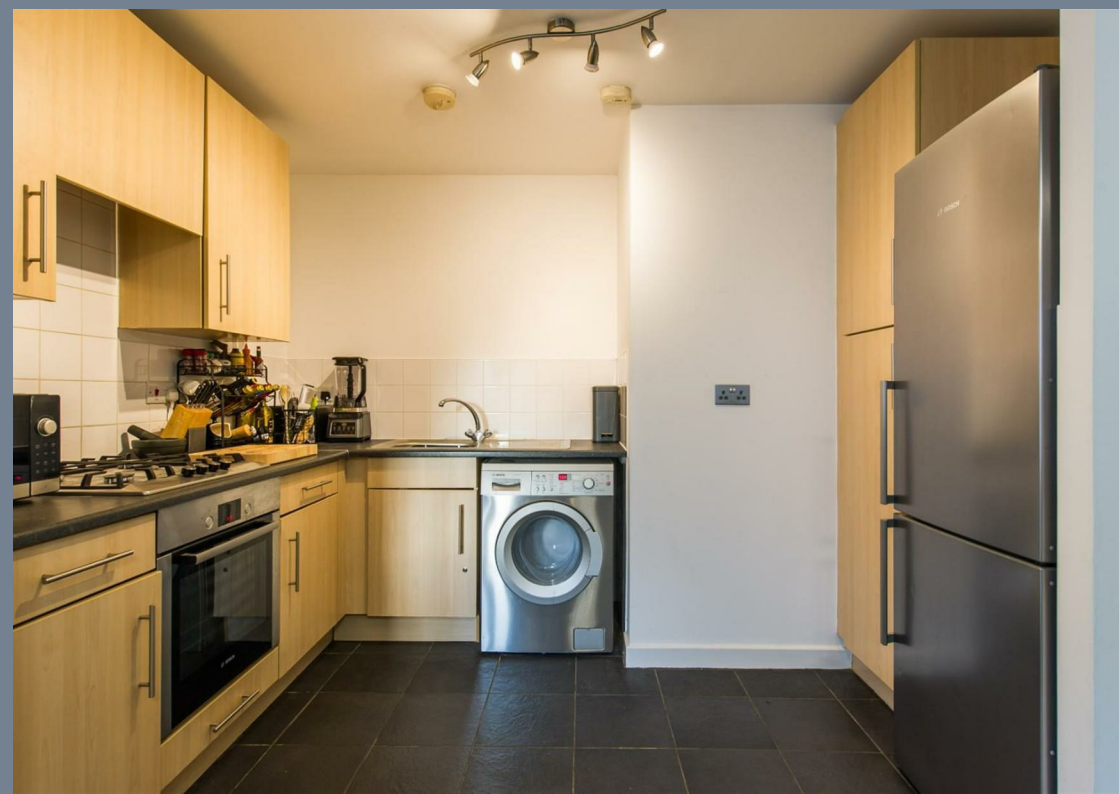
14'9 x 8'8 (4.50m x 2.64m)

Bathroom

Allocated Parking Space

Tenure - Leasehold: 111 years remaining

Council Tax - Band C



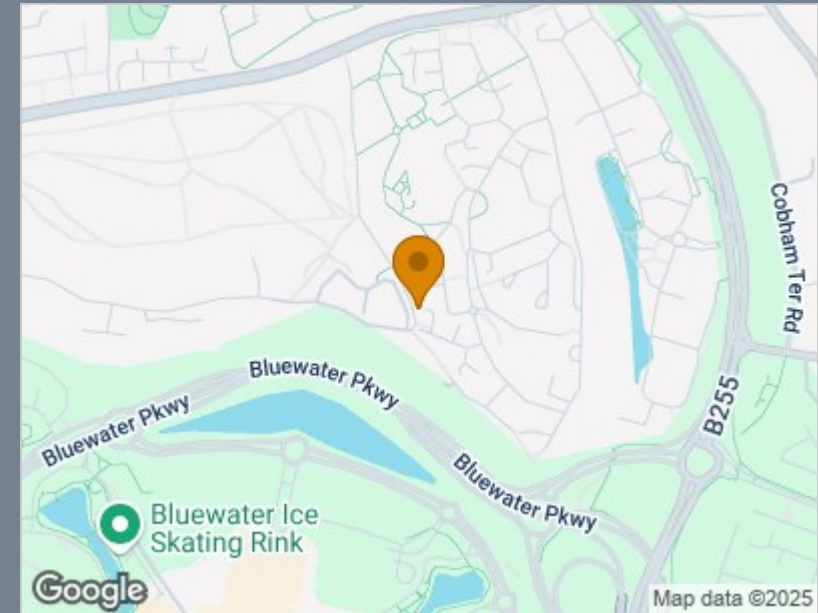


First Floor

Approx. 49.8 sq. metres (536.0 sq. feet)



Total area: approx. 49.8 sq. metres (536.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 875000 if you wish to arrange a viewing appointment for this property or require further information.

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