



27 Havelock Drive, Greenhithe, DA9 9YJ
Guide price £290,000 Leasehold

 2  2  1  B

The Homes Group are delighted to offer this beautifully presented, six year old, two double bedroom, two bathroom first floor apartment located on the popular St Clements Lakes development in Greenhithe which is within close proximity of both Bluewater and Greenhithe Station.

Benefits include a 21' x 15'2" open plan Living Room & Kitchen, which has doors opening on to a 19'8" balcony overlooking the communal garden, a 15'4" x 9'2" master bedroom with en-suite shower room, a second double bedroom measuring 12'5" x 10', family bathroom, large storage cupboards in the hallway and an allocated parking space.

Term: 125 years from 1st January 2015
Ground Rent: Ground Rent is £250 per annum - Review period is every 10 years by way of RPI.
Service Charge: We have been advised by the seller that the current service charge is £2400 per annum.
All information to be verified by sellers solicitor.

Communal Entrance

Entrance Hall

14'9" x 9'4" at widest points (4.50m x 2.84m at widest points)

Open Plan Living Room/Kitchen

21' x 15'2" (6.40m x 4.62m)

Balcony

19'8" x 5'1" (5.99m x 1.55m)

Kitchen Area

Master Bedroom

15'4" x 9'2" (4.67m x 2.79m)

En-Suite Shower Room

7'2" x 5'4" (2.18m x 1.63m)

Bedroom Two

12'5" x 10' (3.78m x 3.05m)

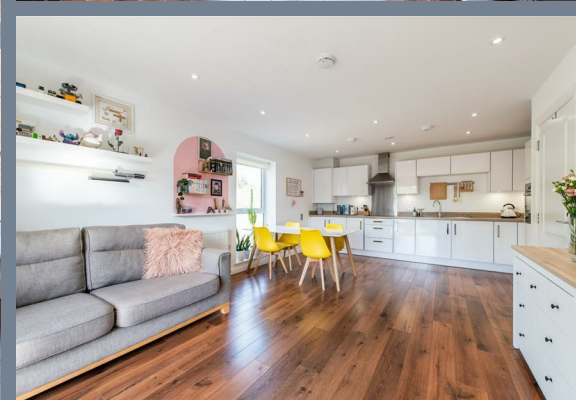
Bathroom

7'2" x 6'8" (2.18m x 2.03m)

Parking

Tenure - Leasehold

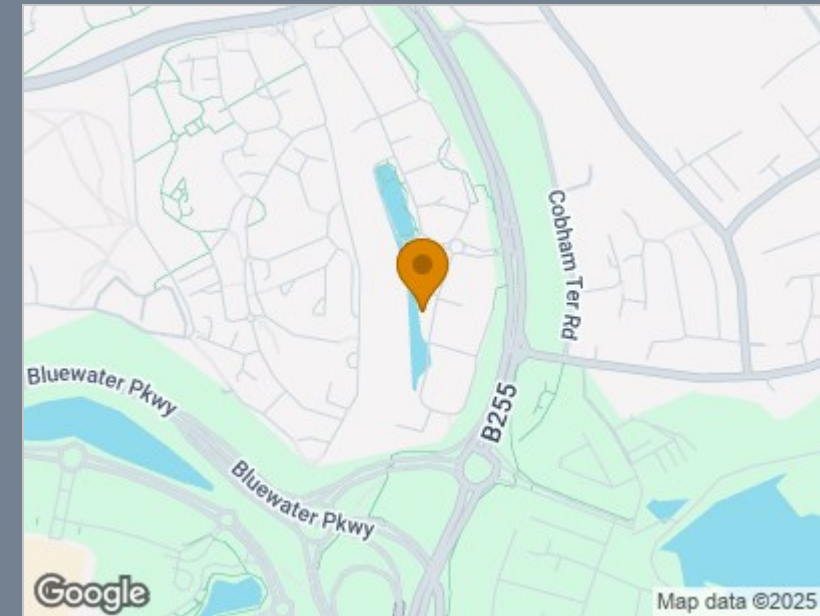
Council Tax - Band D







Total area: approx. 69.7 sq. metres (750.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.