



Merlin Court, Greenhithe, DA9 9TB  
Asking price £250,000

 2
  2
  1
  C



Do you.....Love sitting in the sun but don't fancy the upkeep of a garden? Work from home and need an office space but also need to get to the train station? Like cooking at home but also want a walk to a choice of local pubs, restaurants and bars? Then this may be the top floor apartment for you. This beautifully presented, modern and bright home offers two double bedrooms that look out on to the 46' south facing wrap around balcony and a lounge/diner with double doors opening out on to that same balcony, a generous sized bathroom with waterfall tap and a convenient en-suite shower room to the main bedroom plus an allocated parking space.

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

## **Communal Entrance**

## **Entrance Hall**

## **Lounge/Diner**

21'2 x 16'3 (6.45m x 4.95m)

## **Kitchen Area**

## **Wrap-Around Balcony**

48' length (14.63m length)

## **Bedroom One**

12'8 x 10'7 (3.86m x 3.23m)

## **En-Suite**

## **Bedroom Two**

11'6 x 8'4 (3.51m x 2.54m)

## **Family Bathroom**

## **Allocated Parking**

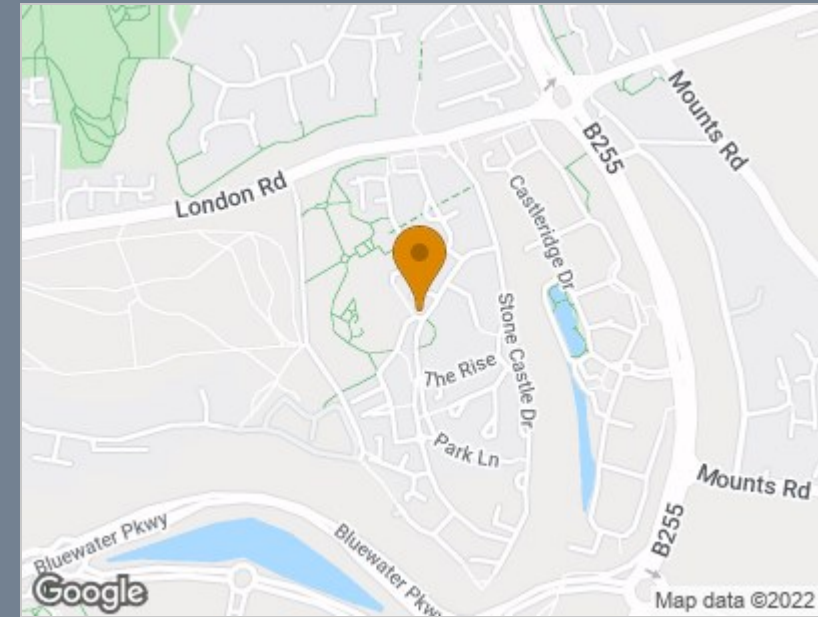
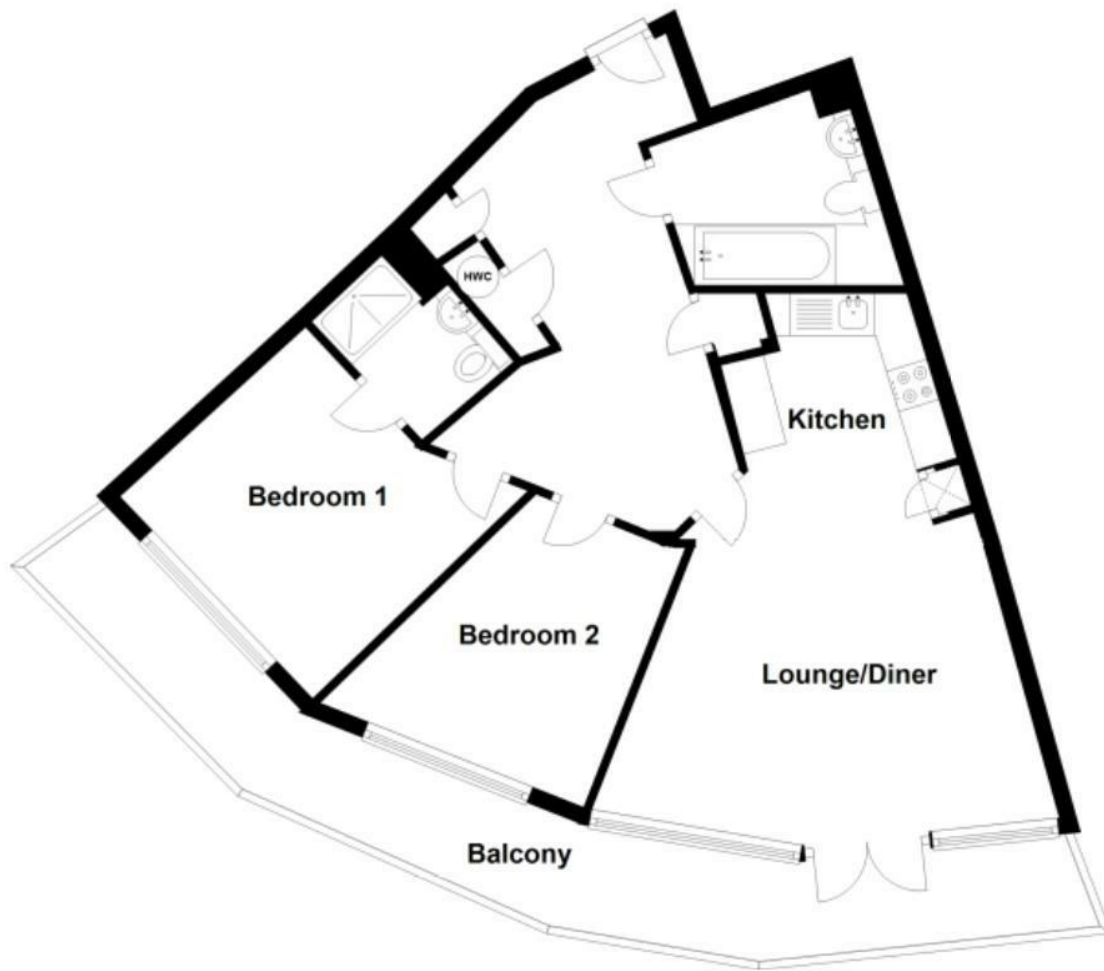








## Top Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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.