



Morgan Drive, Greenhithe, DA9 9DT
Guide price £190,000 Leasehold

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The Homes Group are proud to present to the market this well presented one bedroom ground floor flat with garden. Located within a mile walk of Stone Crossing station & Bluewater. Accommodation includes a good-sized living/dining room with access to garden, a separate kitchen, modern shower room and bedroom with fitted wardrobes. The home also benefits from an allocated parking space.

The lease was 999 years from 24th June 1991 with a current ground rent of £10 per annum and the current service charge is £173 per month. All information relating to service charges and ground rent will be verified by the sellers solicitor.

As the home is located within a short walk of Darent Valley Hospital we believe this would make an attractive buy to let proposition, as well as a great first home.

Communal Entrance

Entrance Hall

Living Room

13'6" x 11" (4.11m x 3.35m)

Kitchen

11' x 6'5" (3.35m x 1.96m)

Bedroom

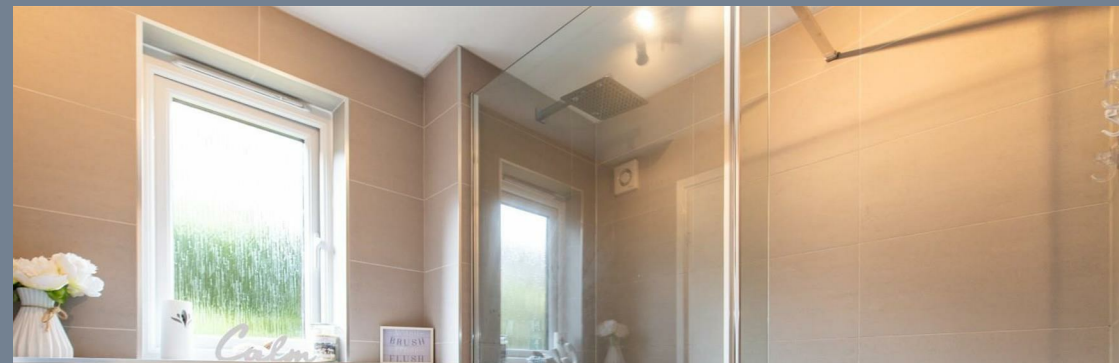
13'3" x 10" (4.04m x 3.05m)

Shower Room

Parking

Tenure - Leasehold

Council Tax - Band B

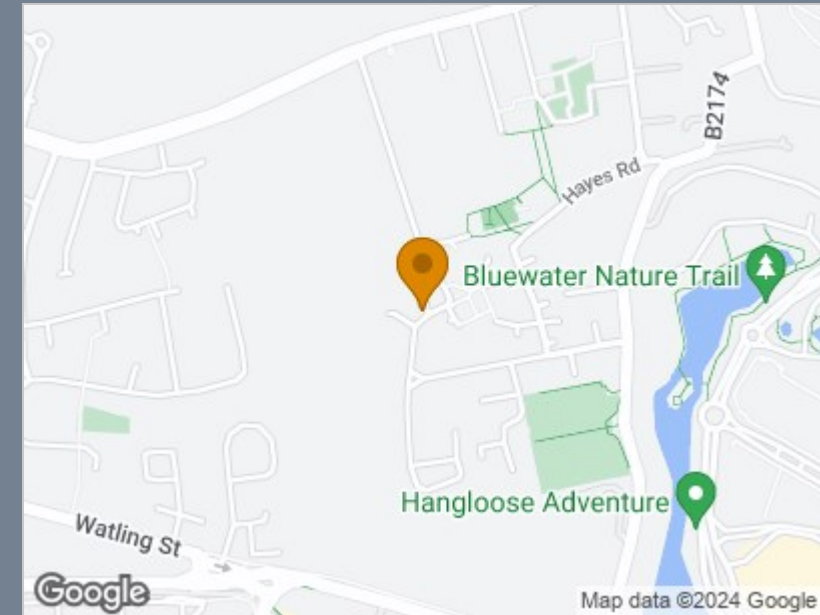




Ground Floor
Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 44.1 sq. metres (474.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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