



North Star Boulevard, Greenhithe, DA9 9UJ  
Guide price £230,000 - £250,000 Leasehold

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Guide Price £230,000 - £250,000. The Homes Group are delighted to offer to the market this two bedroom, two bathroom second floor apartment located within close proximity of Greenhithe Station. Benefits include an allocated parking space in the gated undercroft parking area, access to a lift, a partial river view from the balcony and no forward chain.

The accommodation comprises of a 26'10 x 11'3 living room with balcony to front, an 8'7 x 7'7 kitchen, a 14'10 x 8'8 main bedroom with en-suite shower room, a, 11'3 x 8'9 second bedroom and a bathroom.

Term: 125 years from 2010

Ground Rent: Ground Rent is £250 per annum

Service Charge: We have been advised by the seller that the current service charge is £2038.54 per annum.

All information to be verified by sellers solicitor.

## Communal Entrance Hall

### Entrance Hall

### Living Room

26'10 x 11'3 (8.18m x 3.43m)

### Balcony

9'8 x 3'2 (2.95m x 0.97m)

### Kitchen

8'7 x 7'7 (2.62m x 2.31m)

### Bedroom One

14'10 x 8'8 (4.52m x 2.64m)

### En-Suite Shower room

7' x 5'3 (2.13m x 1.60m)

### Bedroom Two

11'3 x 8'9 (3.43m x 2.67m)

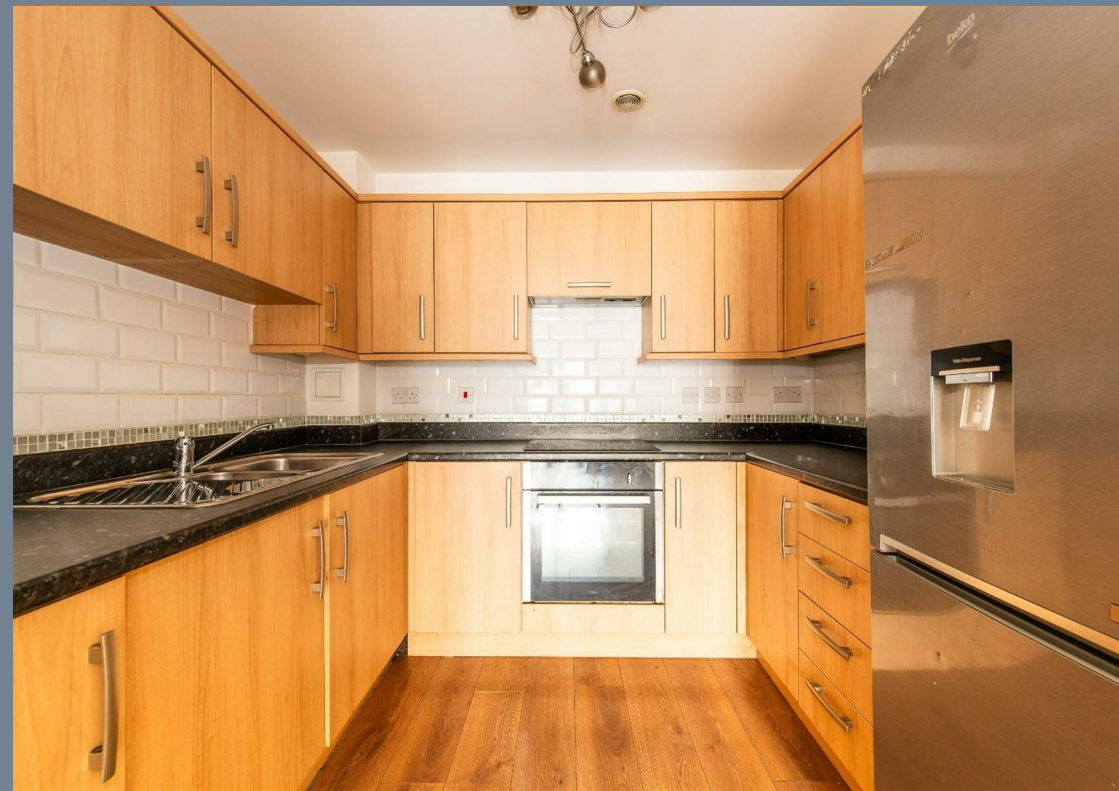
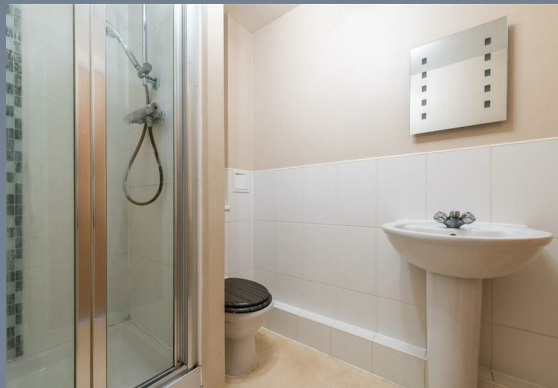
### Bathroom

7' x 5'7 (2.13m x 1.70m)

### Allocated Parking Space

### Tenure - Leasehold

### Council Tax - Band D





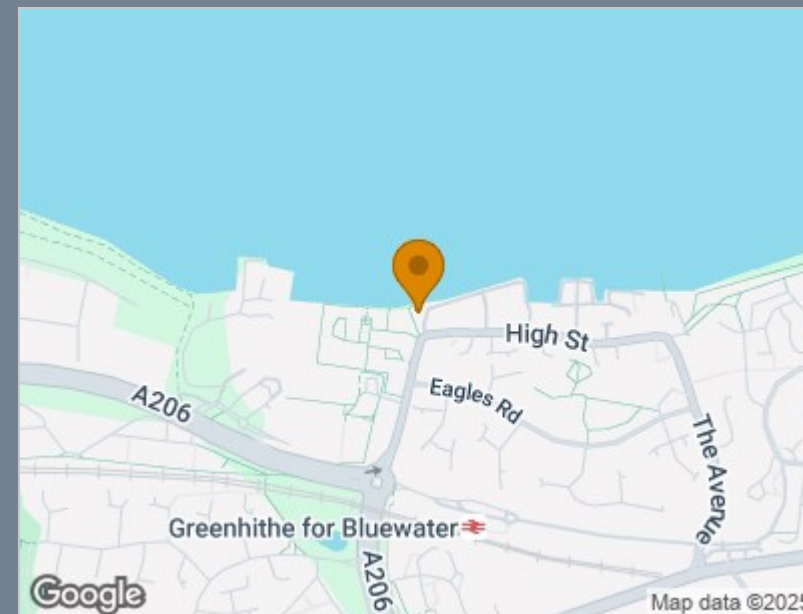


## Second Floor

Approx. 67.9 sq. metres (730.6 sq. feet)



Total area: approx. 67.9 sq. metres (730.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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 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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