

Dulcie Close, Greenhithe, DA9 9UL  
Guide price £250,000 Leasehold



The Homes Group are delighted to present this well presented two double bedroom, two bathroom top floor apartment is in a block of only six properties located in a cul-de-sac in Greenhithe that is within close proximity of local shops, schools, Stone Crossing station and Bluewater.

The property is spacious and bright as it has windows on three sides of the building plus the majority of these windows face south. The entrance hall provides access to the 16'3 x 11'9 main bedroom which has an en-suite shower room, the 12' x 10'5 second bedroom, the 8'9 x 6'5 bathroom plus the 25'4 x 16'2 L-shaped open plan living/dining/kitchen.

Tenure: Leasehold. Remaining Term: 233 Years (approx). Ground Rent: £300 per annum - fixed term. Service Charge: £3600 for 2024. - All information to be verified by the sellers solicitor.

### **Communal Entrance**

### **Entrance Hall**

### **Living/Dining Room/Kitchen**

25'4 x 16'2 (7.72m x 4.93m)

### **Kitchen Area**

### **Master Bedroom**

16'3 narrowing to 11'4 x 11'9 (4.95m narrowing to 3.45m x 3.58m)

### **En-Suite**

### **Bedroom Two**

12' x 10'5 (3.66m x 3.18m)

### **Bathroom**

8'9 x 6'5 (2.67m x 1.96m)

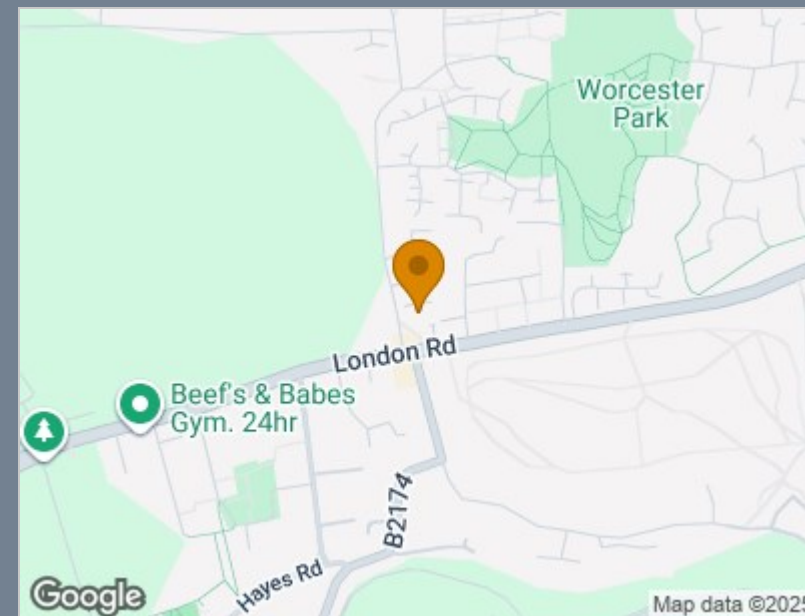
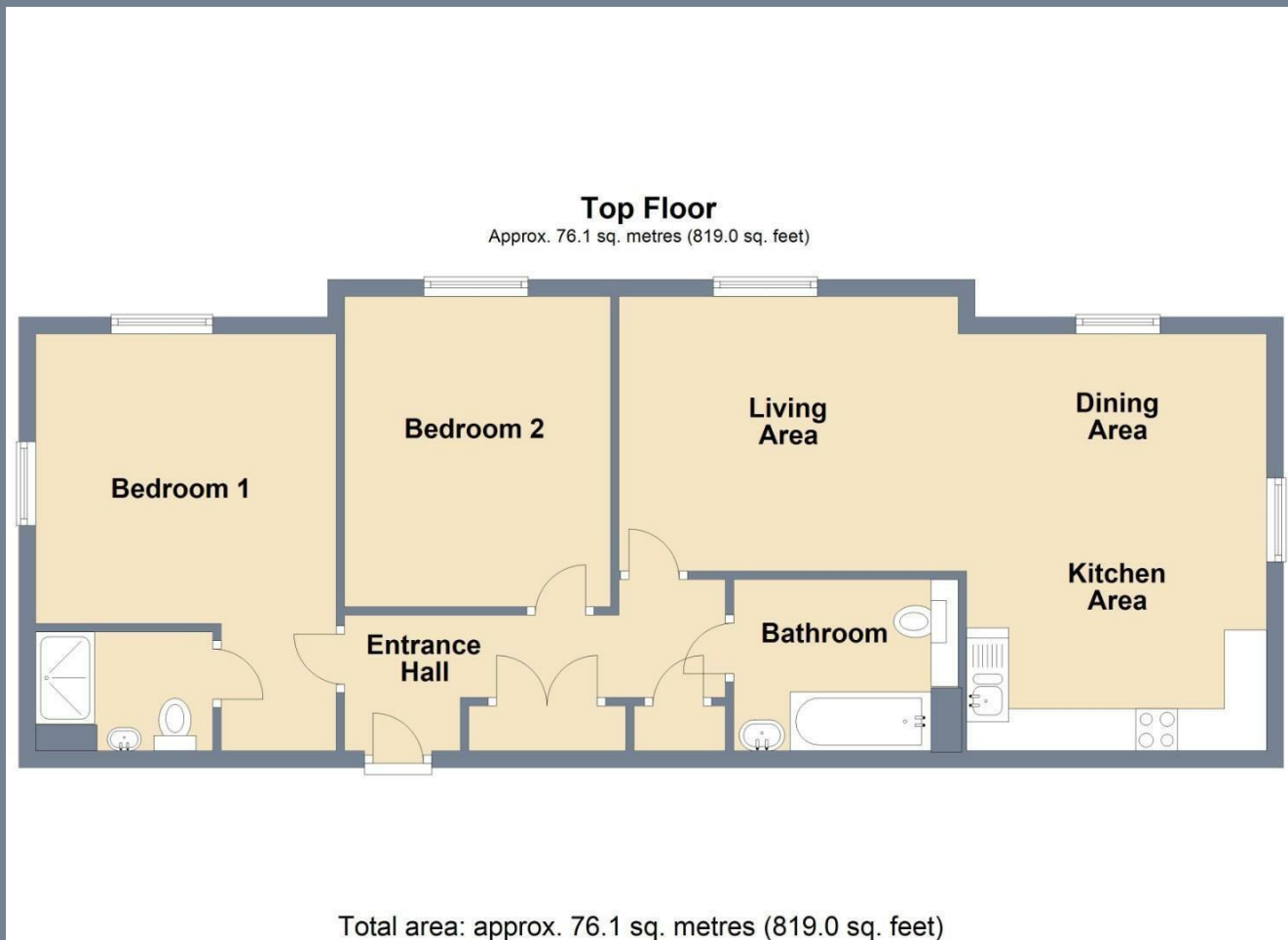
### **Parking**

**Tenure - Leasehold**

**Council Tax - Band D**







| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 82                         | 82        |
| (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<br>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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