



Bean Road, Greenhithe, DA9 9HZ  
Guide price £160,000 Leasehold

The Homes Group are delighted to present to the market this one bedroom ground flat, with private entrance, set within a charming period property and is offered to the market with no chain. The home is well presented throughout & neutrally decorated throughout and benefits from double glazing & gas central heating. The home is perfectly located for Greenhithe Station, Bluewater & Greenhithe Riverfront. Accommodation comprises of: living room, separate kitchen, bedroom with dressing area & walk-in wardrobe and bathroom. Externally is a small back yard, accessed via the bedroom and large frontage that is used by residents for parking.

Tenure: Leasehold

Lease Term: 189 Years from 25th March 2016

Unexpired Lease: 179 Years

Ground Rent: £250 - Reviewed every 25 years

Service Charge: £2150

Information provided by vendor and to be verified by vendors solicitor

### Living Room

12'7 x 11'9 (3.84m x 3.58m)

### Lobby

8'8 x 2'10 (2.64m x 0.86m)

### Bedroom Area

11'6 x 8'1 (3.51m x 2.46m)

### Dresser Area

8'1 x 3'10 (2.46m x 1.17m)

### Wardrobe

7' x 5'2 (2.13m x 1.57m)

### Bathroom

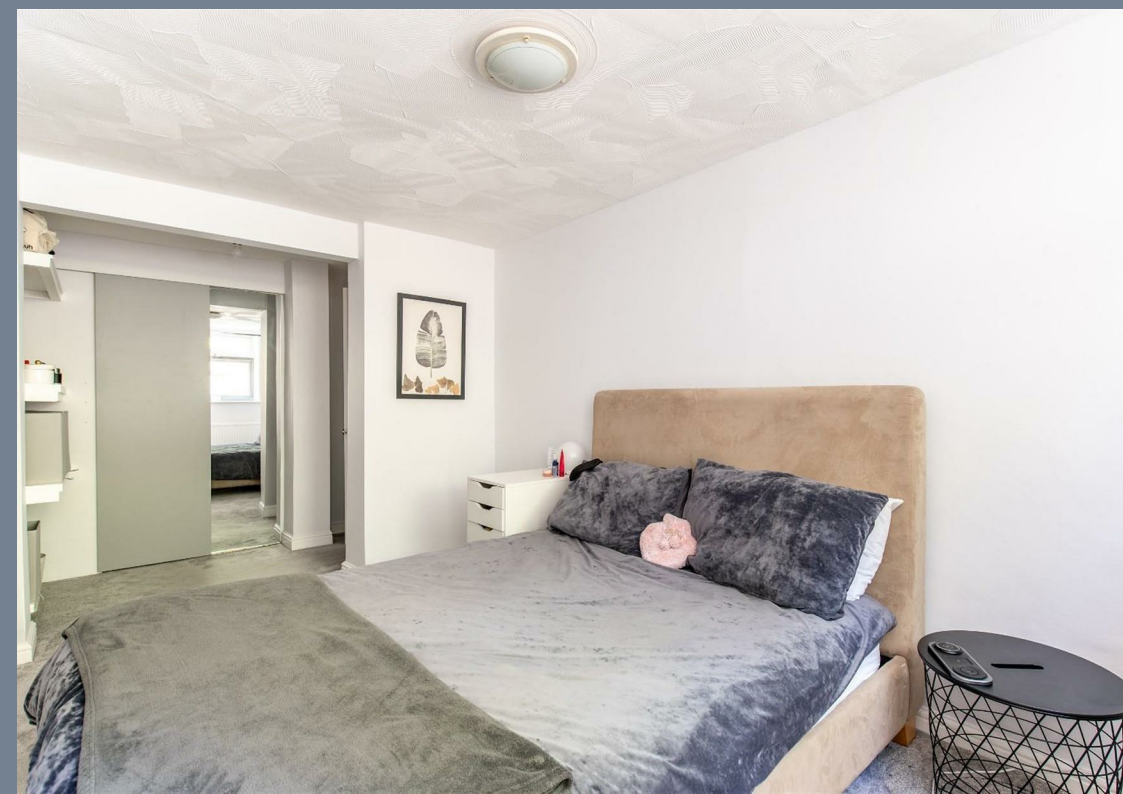
8'8 x 5'7 (2.64m x 1.70m)

### Kitchen

8'2 x 7'4 (2.49m x 2.24m)

Tenure: Leasehold

Council Tax: Band A





### Ground Floor



Total area: approx. 42.9 sq. metres (461.8 sq. feet)



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>	70	79
(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 on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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