



**Winston Close, Greenhithe, DA9 9DG**  
Guide price £150,000 Leasehold



The Homes Group are delighted to offer to the market this beautifully presented ground floor super studio apartment located in a popular close in Greenhithe that is situated within 0.6 miles of Stone Crossing Station.

The flat has a 12' x 11' living area with double glazed double doors facing the communal area to the rear, an 8' x 6'3 kitchen with double glazed window to the rear, a separate bathroom and a 9'3 x 7'5 bedroom area with a double glazed window to the side.

The property also benefits from an allocated parking space in the car park to the side of the building.

Tenure Leasehold - Lease Term: 125 years from 25th March 1989 - Ground Rent: £104 per annum - Service Charge: We have been advised by the seller that the current service charge is £2264 per annum, which is paid monthly. Information will be verified by vendors solicitors.

#### **Communal Entrance**

#### **Entrance Hall**

#### **Kitchen**

8' x 6'3 (2.44m x 1.91m)

#### **Living Area**

12' x 11' (3.66m x 3.35m)

#### **Bedroom Area**

9'3 x 7'5 (2.82m x 2.26m)

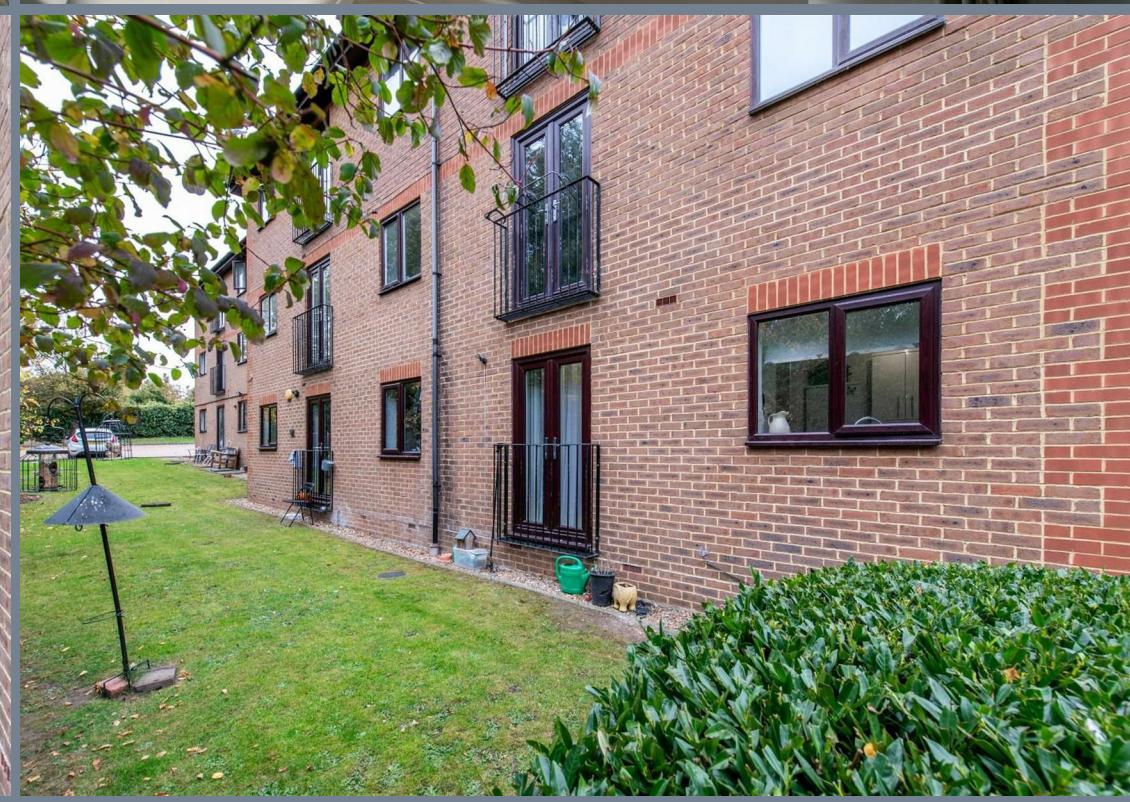
#### **Bathroom**

#### **Allocated Parking Space**

#### **Tenure - Leasehold**

#### **Council Tax - Band B**

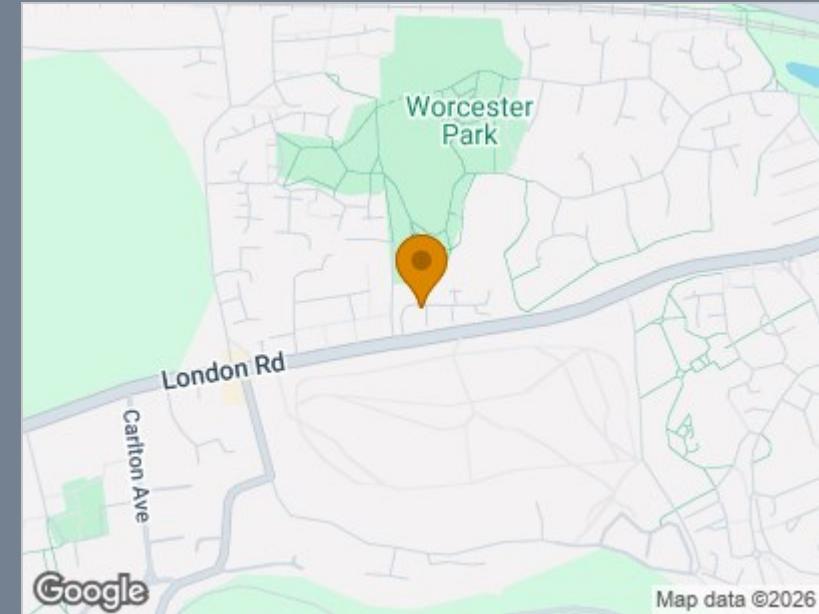




## Ground Floor



Total area: approx. 30.2 sq. metres (325.1 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                             | 72      | 79        |
| 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.