



Empire Walk, Greenhithe, DA9 9FU
Guide price £260,000 Leasehold

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Overlooking tree lined communal gardens in a corner of Ingress Park is this beautifully presented two double bedroom first floor flat with balcony, en-suite shower room and an allocated parking space.

The accommodation comprises of an entrance hall with storage cupboards, a 22' x 12' living room with Kitchen area and a balcony overlooking the communal gardens to the rear, a 16'2 x 9'10 main bedroom with en-suite shower room, a 9'2 x 8'10 second bedroom with fitted wardrobes plus a family bathroom.

The property also benefits from an allocated parking space in the gated car park at the front of the property.

Tenure Leasehold - Lease Term: 125 years from 1st March 2003 - Ground Rent: £200 per annum - Service Charge: We have been advised by the seller that the current service charge is £3078 per annum. which includes a grounds maintenance charge of £31 per month. The grounds upkeep charge is paid monthly.

Communal Entrance Hall

Entrance Hall

Living Room / Kitchen Area

22' x 12'2 (6.71m x 3.71m)

Balcony

8'4 x 3'2 (2.54m x 0.97m)

Bedroom One

16'2 x 9'10 (4.93m x 3.00m)

En-Suite Shower Room

6'6 x 5'7 (1.98m x 1.70m)

Bedroom Two

9'2 to wardrobes x 8'10 (2.79m to wardrobes x 2.69m)

Bathroom

6'9 x 5'5 (2.06m x 1.65m)

Allocated Parking Space

Tenure - Leasehold

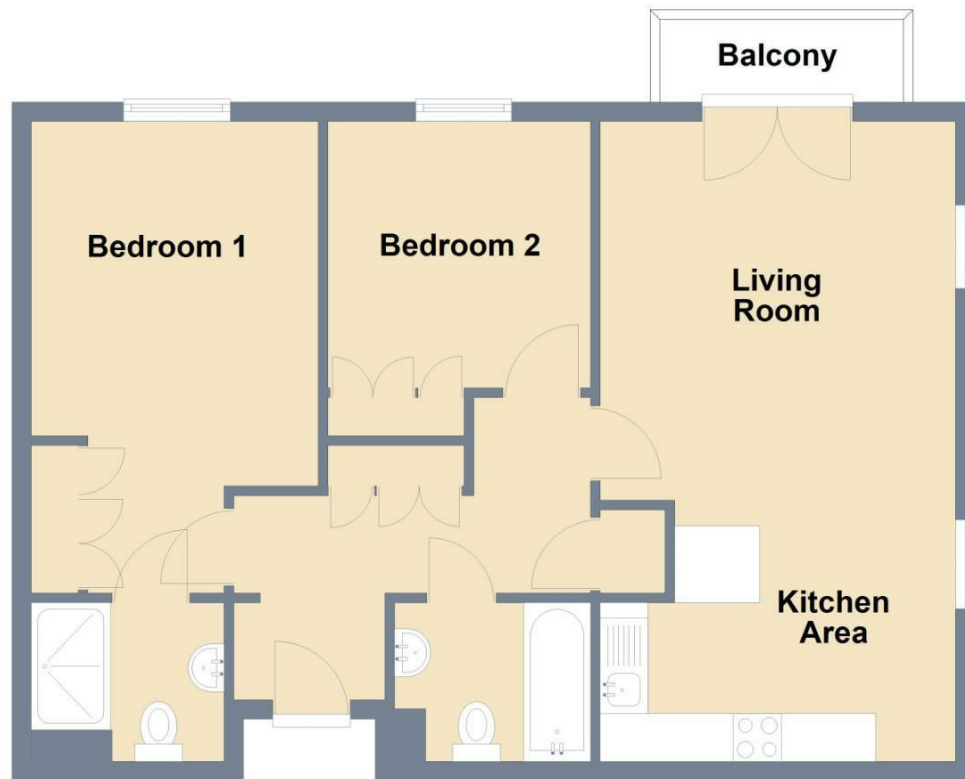
Council Tax - Band D



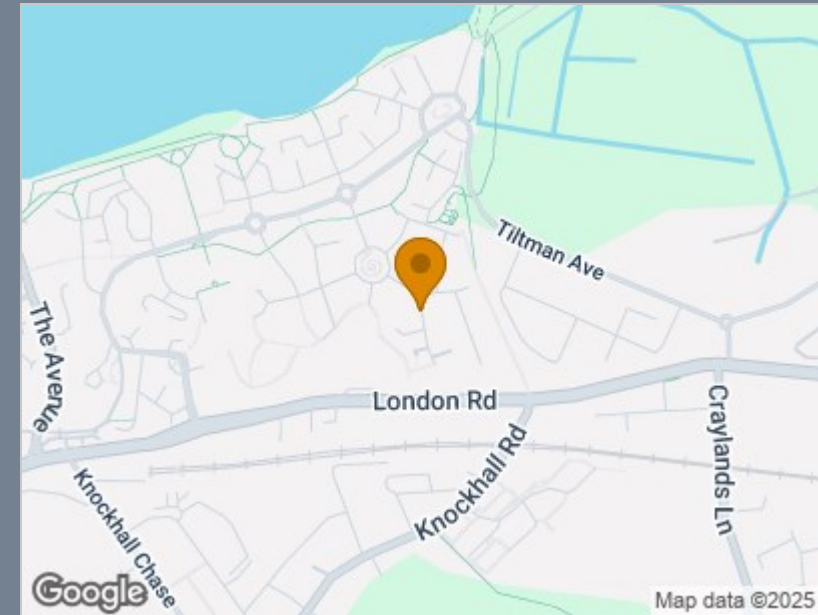


Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



Total area: approx. 63.5 sq. metres (683.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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.

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