THE HOMES GROUP

Waterstone Way, Greenhithe, DA9 9TW

Guide price £190,000 Leasehold

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The Homes Group are delighted to present this chain free one bedroom ground floor flat which is situated within close proximity of Greenhithe Station and Bluewater plus benefits from 11' high ceilings, an allocated parking space, its own terrace overlooking Waterstone Park play area and Stone Castle.

The accommodation comprises of a communal entrance, an entrance hall with storage cupboard, a 19' x 9'6 living room which is open to the 9' x 8'5 kitchen, a 12' x 9'6 bedroom and an 8'3 x 5'4 bathroom.

Swanscombe Leisure Centre is a mile and a half away with a gym, sporting activities, health and beauty suite facilities available. Greenhithe railway station is 0.7 miles away with trains to London Bridge, Victoria, Charing Cross, Cannon Street and St Pancras International via the Elizabeth Line. Ebbsfleet International station is approximately 3.5 miles away with high speed rail links to London and Ashford.

Leasehold - Term: 125 years from 1st October 2007
Ground Rent: £275.04 per annum - Review period is every 25 years.
Service Charge: We have been advised by the seller that the current service charge is £2362.80 per annum and is paid in monthly instalments of £196.84.
All information to be verified by sellers solicitor.

Communal Entrance

Entrance Hall

Living Room
19' x 9'6 (5.79m x 2.90m)

Terrace
12'6 x 4'4 (3.81m x 1.32m)

Kitchen
9' x 8'5 (2.74m x 2.57m)

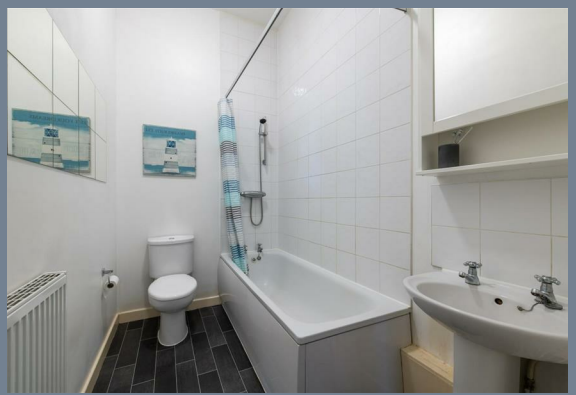
Bedroom
12' x 9'6 (3.66m x 2.90m)

Bathroom
8'3 x 5'4 (2.51m x 1.63m)

Allocated Parking Space

Tenure - Leasehold

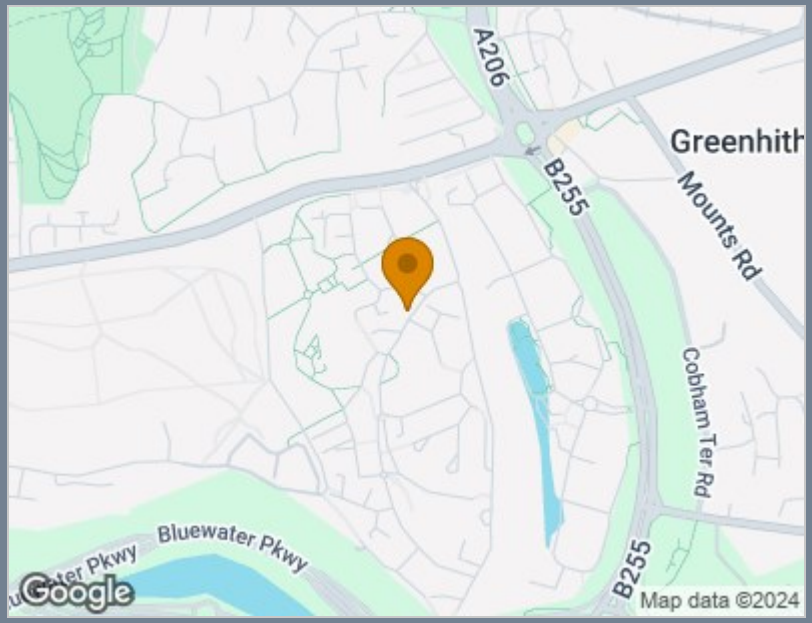
Council Tax - Band C

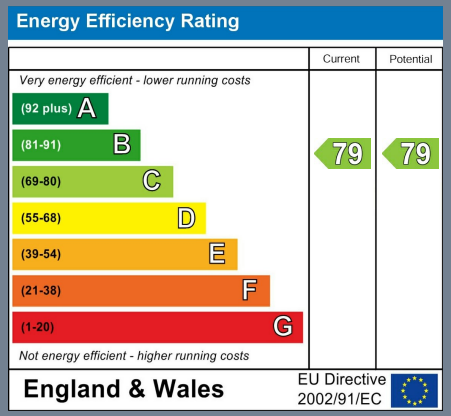


Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)

Total area: approx. 46.4 sq. metres (499.5 sq. feet)





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.

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