



THE  
HOMES  
GROUP



Cooper Close, Greenhithe, DA9 9PP  
Guide price £160,000 - £175,000 Leasehold



Guide Price £160,000 - £175,000. The Homes Group are delighted to offer to the market this chain free, beautifully presented one bedroom first floor flat located within close proximity of Stone Crossing Station and Bluewater in Greenhithe.

The property has an entrance hall with large storage cupboard, an L-shaped living room which overlooks the communal garden area to the rear, a kitchen with space for a cooker, fridge freezer and washing machine, a modern shower room and a double bedroom to the front.

There is an allocated parking space in the parking area to the side of the block and a communal garden to the rear of the block.



## Communal Entrance

## Entrance Hall

## Living Room & Kitchen

15'9 x 13' (4.80m x 3.96m)

## Kitchen Area

7'9 x 6'3 (2.36m x 1.91m)

## Bedroom

10'8 x 9' (3.25m x 2.74m)

## Shower Room

## Communal Gardens

## Allocated Parking

## Tenure - Leasehold

## Council Tax - Band C



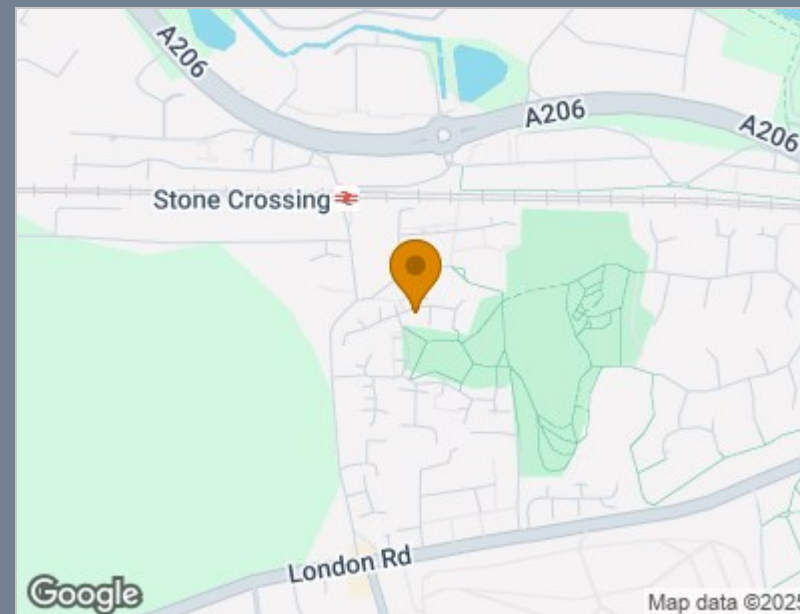


### First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 35.4 sq. metres (381.3 sq. feet)



| Energy Efficiency Rating                    |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) A                                 |                            |         |           |
| (81-91) B                                   |                            | 80      | 86        |
| (69-80) C                                   |                            |         |           |
| (55-68) D                                   |                            |         |           |
| (39-54) E                                   |                            |         |           |
| (21-38) F                                   |                            |         |           |
| (1-20) G                                    |                            |         |           |
| 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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