



London Road, Greenhithe, DA9 9EG

Guide price £160,000 Leasehold



Guide Price £160,000 - £170,000 The Homes Group are delighted to present to the market this well presented purpose built one bedroom flat offered to the market with no chain. Benefitting from a 17' living room with Juliet Balcony, contemporary décor throughout plus undercroft parking. Located within easy reach of Greenhithe Station & Bluewater and a short stroll to the Thames Path & Swanscombe Marshes.

Tenure: leasehold. Term: 125 years from 1st January 1991. Ground Rent: £110 per annum. Service Charge: £1800 per annum. Details to be verified by sellers solicitors.

### Communal Entrance

### Entrance Hall

### Living Room

17'4 x 10'7 (5.28m x 3.23m)

### Kitchen

7'10 x 5'10 (2.39m x 1.78m)

### Bedroom

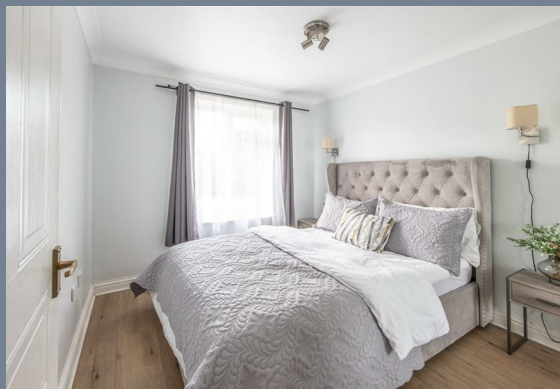
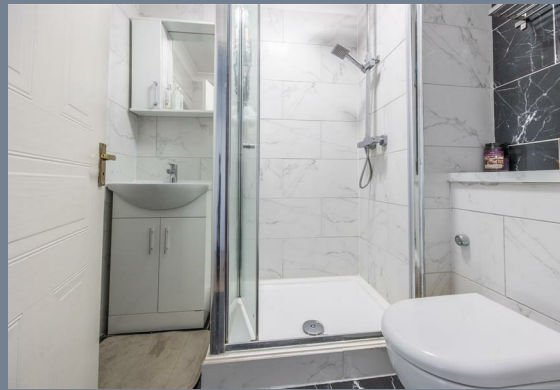
10'2 x 9'10 (3.10m x 3.00m)

### Shower Room

### Parking

Tenure - Leasehold

Council Tax - Band C



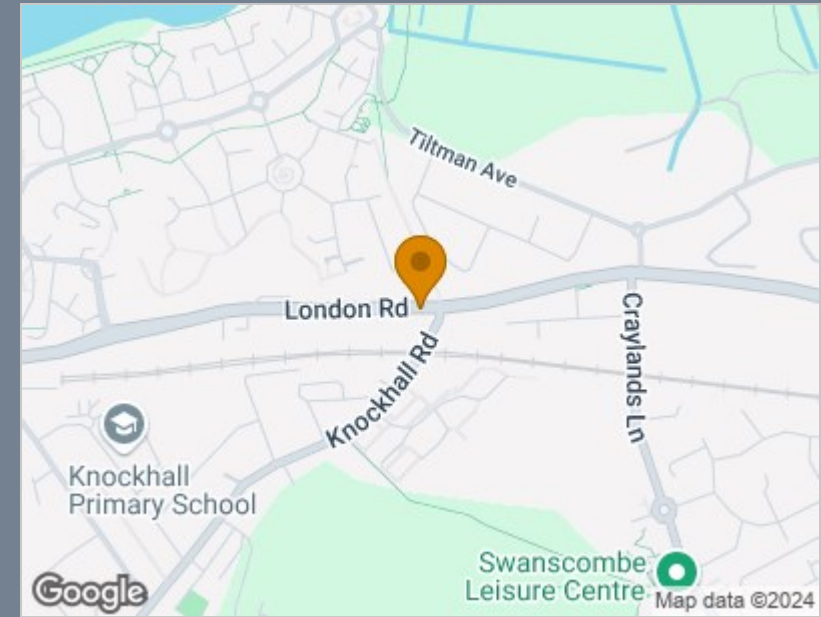


## Ground Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



Total area: approx. 41.2 sq. metres (443.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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