



THE  
HOMES  
GROUP

Park Lane, Greenhithe, DA9 9RZ  
Guide price £220,000 Leasehold



The Homes Group are delighted to offer to the market this one bedroom upper ground floor flat located on the popular development of Waterstone Park in Greenhithe which is situated within close proximity of Greenhithe Station and Bluewater.

The accommodation comprises of a 17'3 x 17'1 living room which includes the kitchen area and has double doors leading out on to the south facing 26'9 x 5'3 balcony, a 17'4 x 9' bedroom also looking out onto the balcony, a bathroom plus there is an allocated parking space. The flat is being offered with no chain.

Lease: 250 years from 1st January 2006.  
Current service charge: £1720 per annum.  
Current ground rent: £275 per annum.  
Details to be verified by solicitors.

#### Entrance Hall

#### Living Room

17'3 x 17'1 (5.26m x 5.18m)

#### Kitchen area

#### Balcony

26'9 x 5'3 (8.15m x 1.60m)

#### Bedroom

17'3 x 9' (5.26m x 2.74m)

#### Bathroom

7' x 6'5 (2.13m x 1.96m)

#### Allocated Parking Space

#### Lease - 234 Years Remaining

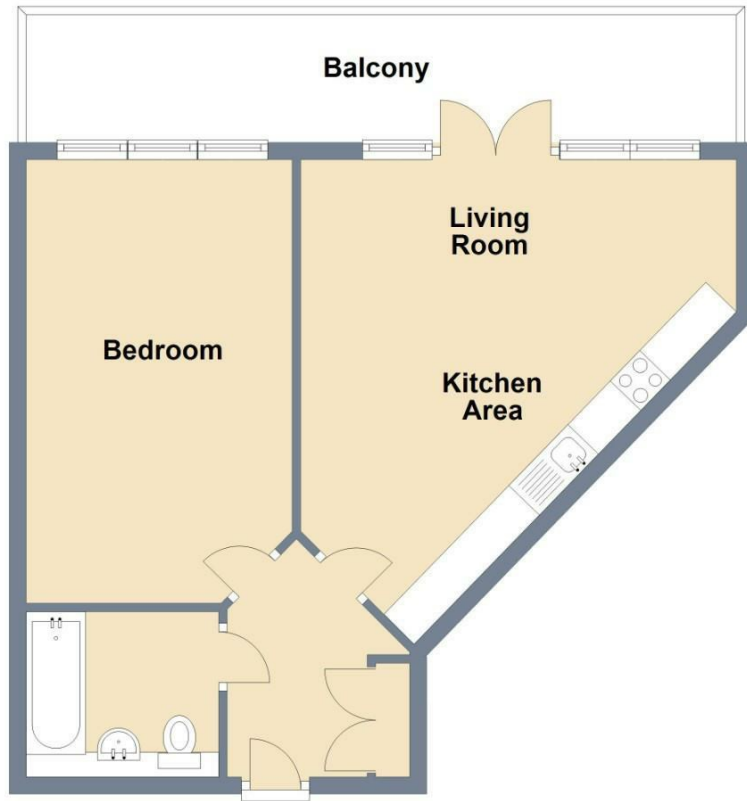
#### Council Tax - Band C



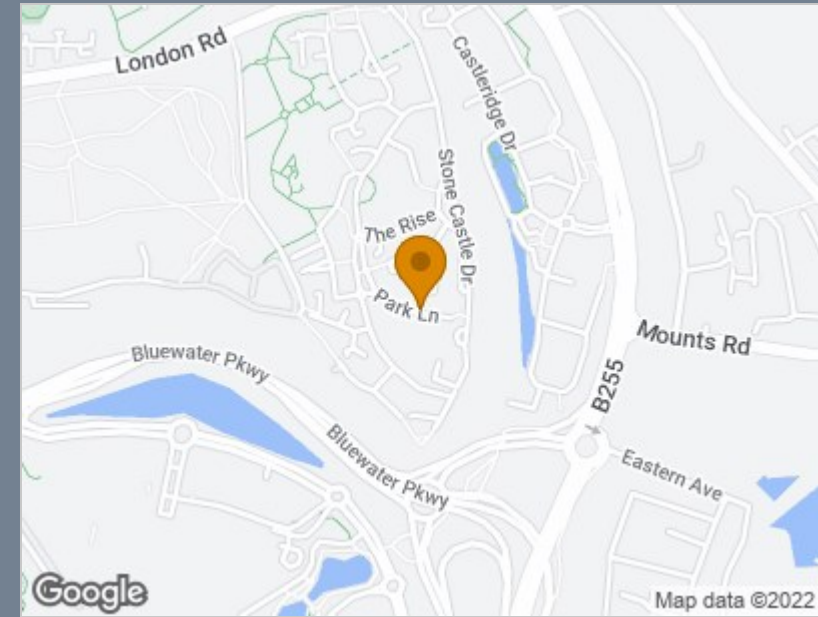


### Ground Floor

Approx. 47.4 sq. metres (509.8 sq. feet)



Total area: approx. 47.4 sq. metres (509.8 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>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 our 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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