



THE  
HOMES  
GROUP



Waterstone Way, Greenhithe, DA9 9TB  
Guide price £250,000 Leasehold



The Homes Group are delighted to offer this 'Chain Free'. beautifully presented two double bedroom second floor apartment set within the popular Waterstone Park development, close to Greenhithe Station and Bluewater that benefits from a 20'9 x 4'8 balcony overlooking parkland and an allocated parking space.

The accommodation comprises of a 19'8 x 11'4 living area with double doors opening out onto the 20'9 x 4'8 balcony, an open plan fitted kitchen with breakfast bar, a 10'8 x 10'8 master bedroom with en-suite shower room, a 11'6 x 7'8 second bedroom and a separate bathroom.

Tenure Leasehold - Lease Term: 250 years from 1st June 2006 - Ground Rent: £350 per annum, rent reviewed every 15 years - Service Charge: We have been advised by the seller that the current service charge is £2429 per annum. An additional charge of £232.90 for grounds upkeep charge is paid annually.

## **Communal Hall**

## **Entrance Hall**

## **Open Plan Living Room/Kitchen**

19'8 x 11'4 (5.99m x 3.45m)

## **Balcony**

20'9 x 4'8 (6.32m x 1.42m)

## **Master Bedroom**

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

## **En-Suite Shower Room**

## **Bedroom Two**

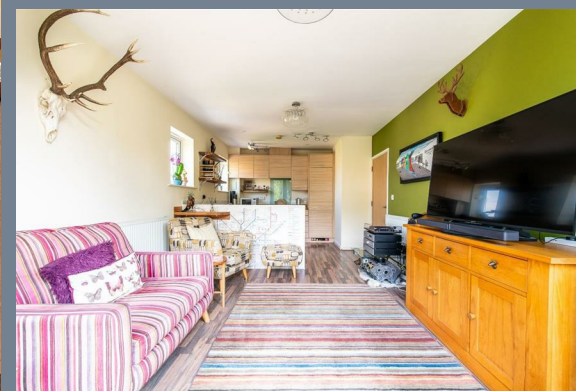
11'6 x 7'8 (3.51m x 2.34m)

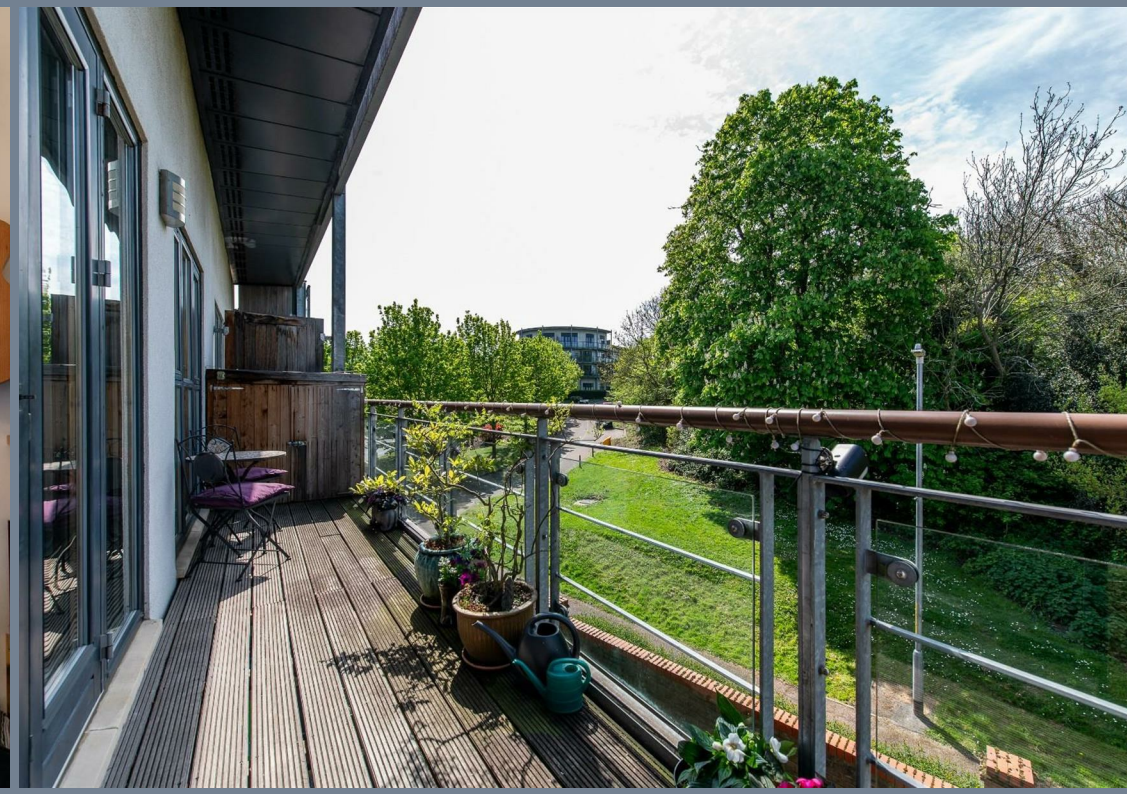
## **Bathroom**

## **Allocated Parking Space**

Tenure - Leasehold

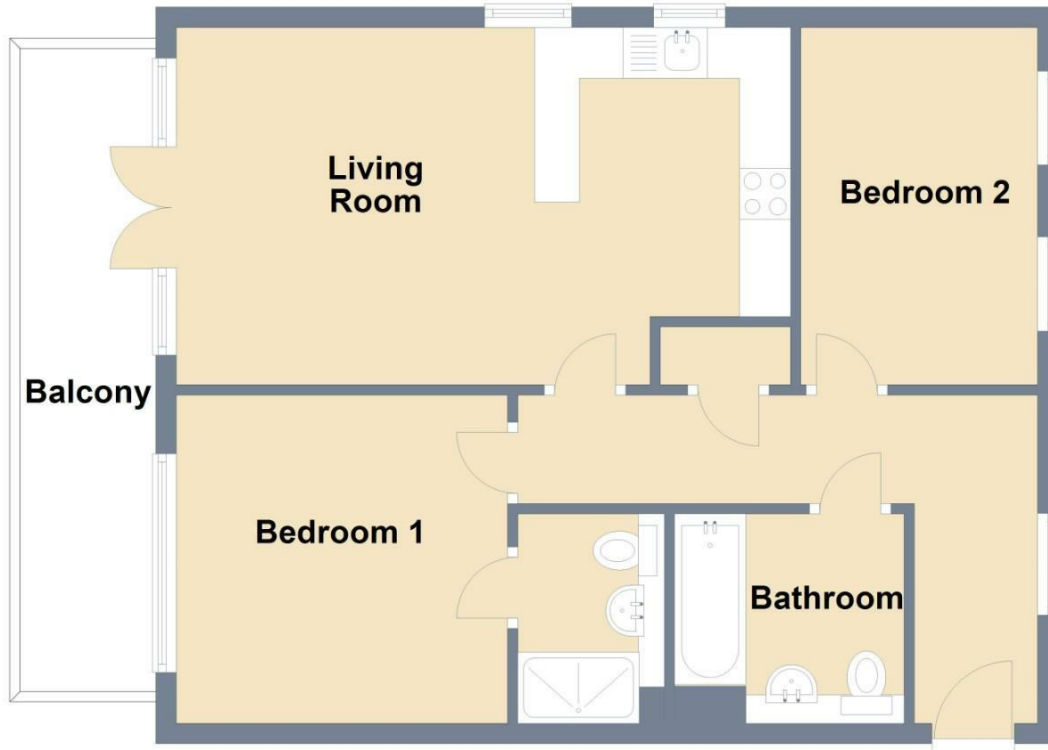
Council Tax - Band D



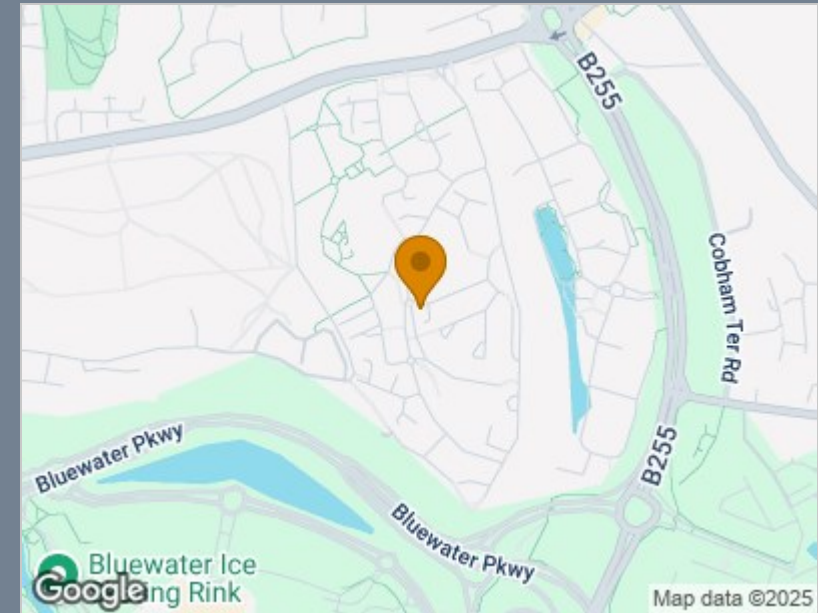


## Second Floor

Approx. 57.9 sq. metres (623.3 sq. feet)



Total area: approx. 57.9 sq. metres (623.3 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 78                         | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.