

Dulcie Close, Greenhithe, DA9 9UL  
Guide price £240,000

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Guide Price £240,000 - £250,000 This well presented two double bedroom, two bathroom top floor apartment is in a block of only six properties located in a cul-de-sac in Greenhithe that is within close proximity of local shops, schools, Stone Crossing station and Bluewater.

The property is spacious and bright as it has windows on three sides of the building plus the majority of these windows face south. The entrance hall provides access to the 16'3 x 11'9 main bedroom which has an en-suite shower room, the 12' x 10'5 second bedroom, the 8'9 x 6'5 bathroom plus the 25'4 x 16'2 living and kitchen areas. The kitchen has a built in electric oven and gas hob plus spaces for a fridge freezer, washing machine and dishwasher.

There is an allocated parking space next to the block and a number of visitors bays too.

### **Communal Entrance**

#### **Entrance Hall**

14'9 x 5'5 (4.50m x 1.65m)

#### **Living Area**

25'4 x 16'2 (7.72m x 4.93m)

#### **Kitchen Area**

#### **Master Bedroom**

16'3 narrowing to 11'4 x 11'9 (4.88m 0.91m narrowing to 3.45m x 3.58m)

#### **En-Suite Shower Room**

#### **Bedroom Two**

12' x 10'5 (3.66m x 3.18m)

#### **Bathroom**

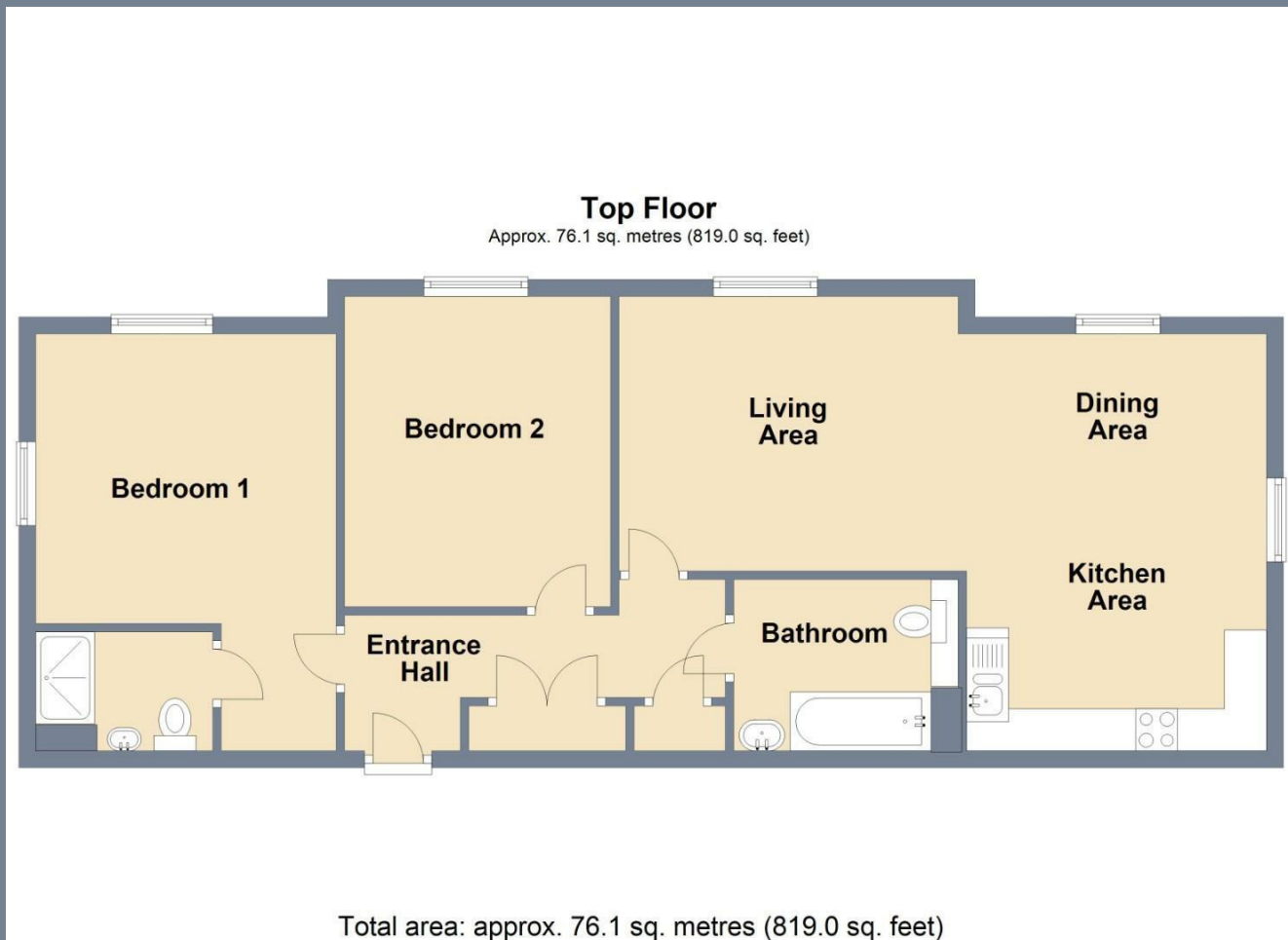
8'9 x 6'5 (2.67m x 1.96m)

#### **Allocated Parking Space**









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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