



Waterstone Way, Greenhithe, DA9 9TB  
Guide price £265,000 Leasehold



The Homes Group are proud to present to the market this fantastic penthouse apartment set within the popular Waterstone Park development in Greenhithe. The home benefits from two double bedrooms, with the master having an en-suite shower room, spacious bathroom, an open plan living room/kitchen with double doors opening out onto the 48' wrap around balcony. The kitchen has been recently updated with the addition of a breakfast bar. Waterstone Park is a short walk to Greenhithe Station, Riverfront and Bluewater.

The home is leasehold with 232 years remaining, the current annual block service charges are £1758.84 & the estate charge are £554.93 plus £225.89 for the green belt/grounds with the annual ground rent being £350. Ground rent review every 15 years by RPI. All details relating to the lease & any associated charges will be verified by the sellers solicitor.



### Communal Entrance

### Entrance Hall

### Open Plan Living/Dining/Kitchen

21'2 x 16'3 at maximum points (6.45m x 4.95m at maximum points)

### Wrap Around Balcony

48' in length (14.63m in length)

### Master Bedroom

12'8 x 10'7 (3.86m x 3.23m)

### En-Suite

### Bedroom Two

11'6 x 8'4 at maximum points (3.51m x 2.54m at maximum points)

### Bathroom

### Allocated Parking Space

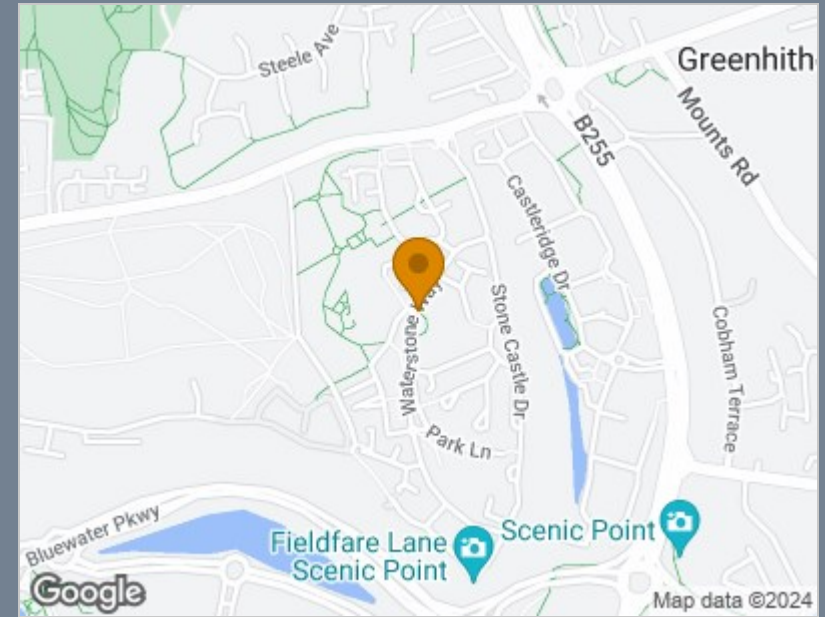
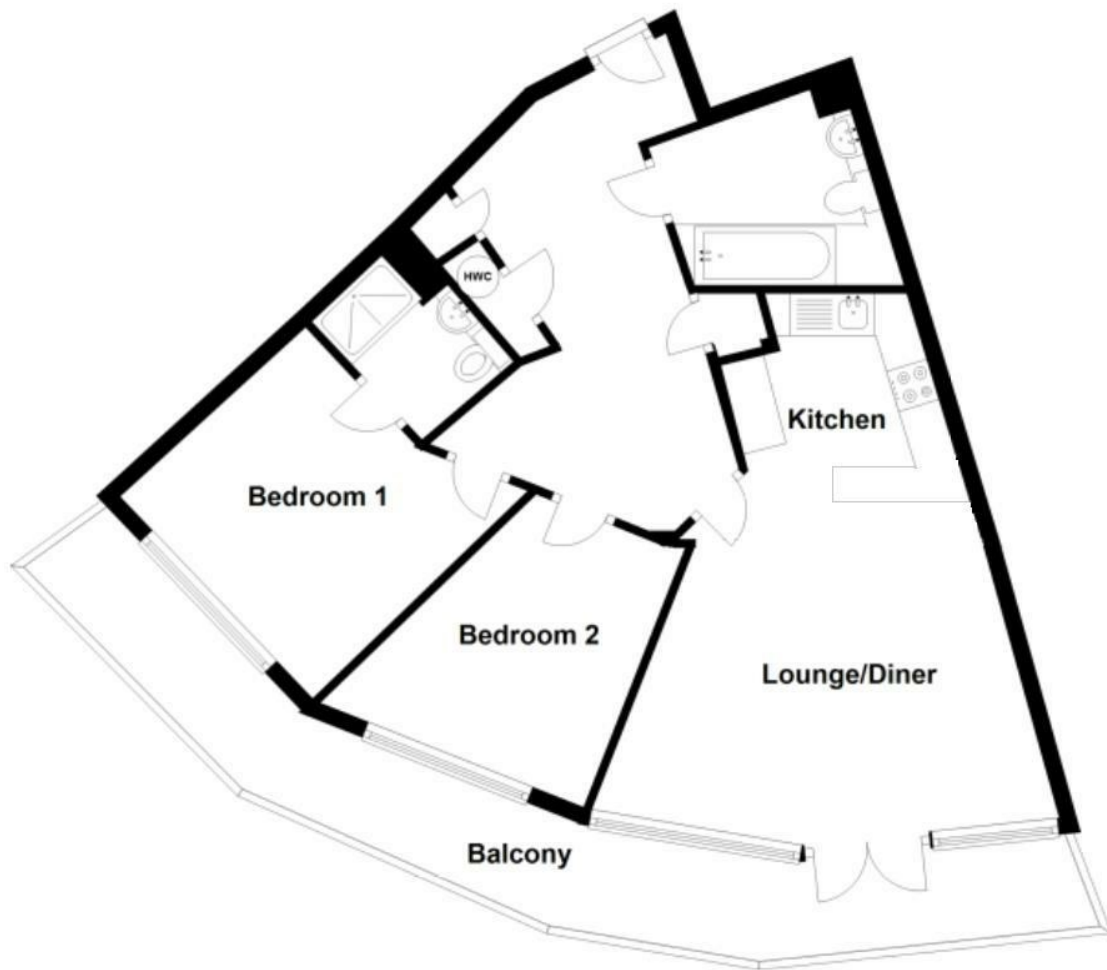
### Tenure - Leasehold

### Council Tax - Band D





### Top Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	80
(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 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.

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