THE HOMES GROUP

Park Lane, Greenhithe, DA9 9RZ

Guide price £200,000 Leasehold

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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. The apartment is situated within close proximity of Greenhithe Station, local bus routes, supermarket and Bluewater plus is a 5-10 minute drive of the A2 and M25 motorways, Darent Valley Hospital and Ebbsfleet International Station.

The accommodation comprises of a 17'3 x 17'1, at maximum points, triangular shaped open plan living room which includes the kitchen area and has full height windows and double doors leading out on to the south facing 26'9 x 5'3 balcony, a 17'4 x 9' bedroom with full height windows also looking out onto the balcony, a bathroom and storage cupboard in the hallway.

There property has an allocated parking space and it is being offered with no forward chain. The building has recently been installed with ultra fast broadband for leaseholders.

Lease: 250 years from 1st January 2006. Current service charge: £1720 per annum. Ground rent: £275 per annum. Reviewed every 25 years. On the review date the ground rent is equal to twice the rent during the proceeding 25 years. Details to be verified by vendors solicitors.

**Communal Entrance**

**Entrance Hall**

**Living Room**
17'3 x 17' (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)

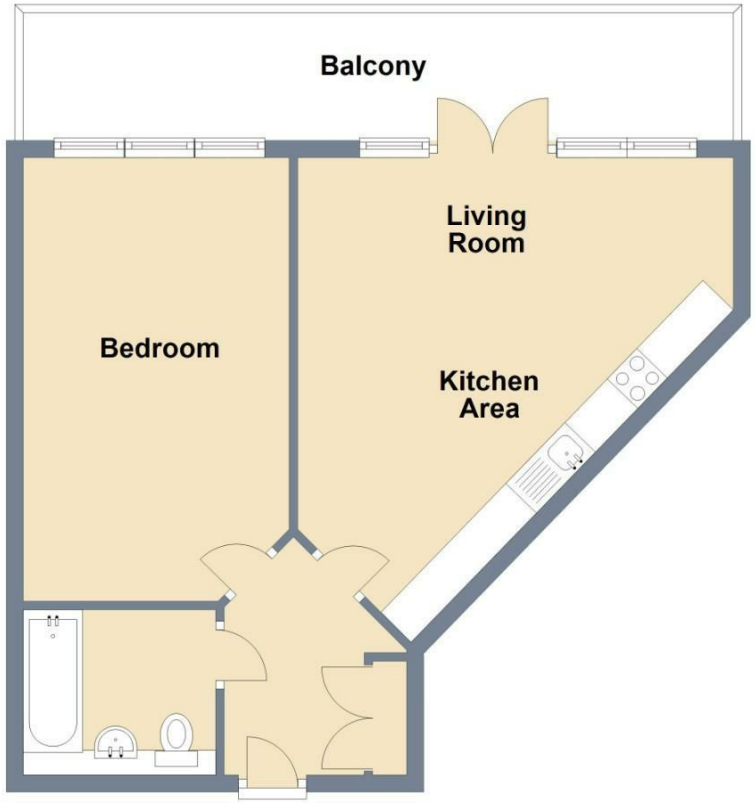
**Allocated Parking Space**

**Lease - 234 Years Remaining**

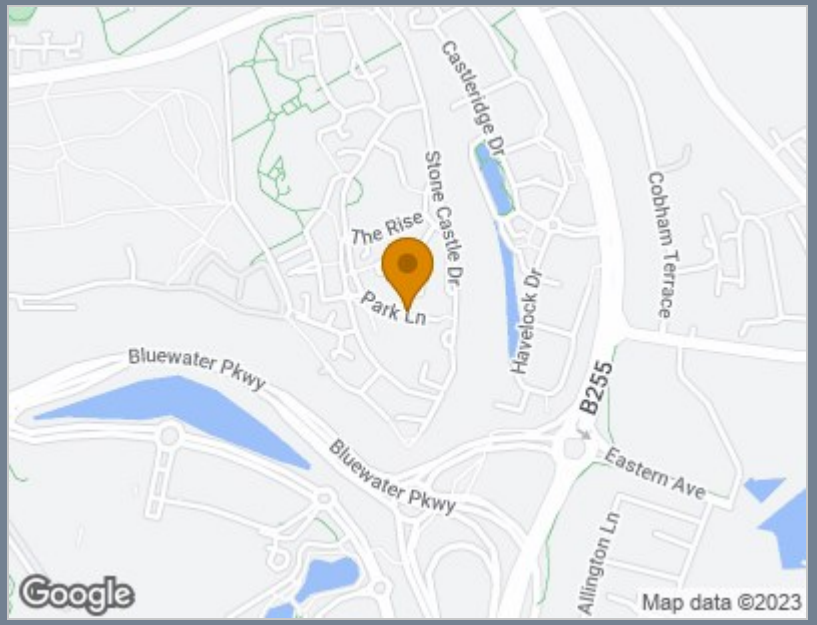
**Council Tax - Band C**

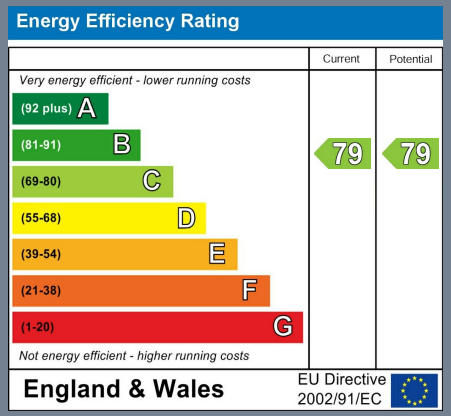
## Ground Floor

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




Total area: approx. 47.4 sq. metres (509.8 sq. feet)




## 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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