THE HOMES GROUP

Waterstone Way, Greenhithe, DA9 9TW

Guide price £250,000 Leasehold

2 | 2 | 1 | C

The Homes Group are delighted to offer to the market this two double bedroom, two bathroom, second floor flat with balcony on the popular Waterstone Park development in Greenhithe.

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, a 10'8 x 10'8 main bedroom with en-suite shower room, a 11'6 x 7'8 second bedroom and a separate bathroom.

The property is located within close proximity of Greenhithe Station and Bluewater plus it benefits from an allocated parking space.

Tenure Leasehold - Lease Term: 250 years from 1st June 2006 - Ground Rent: £325 per annum, rent reviewed every 25 years - Service Charge: We have been advised by the seller that the current service charge is £2108 per annum paid every six months. Greenbelt (grounds) £235.90 for 1st September 2024 - 31st August 2025. All information to be verified by sellers solicitor.

Communal Entrance

Entrance Hall

Living Room
19-8 x 11'4 (5.79m-2.44m x 3.45m)

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

Kitchen

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

En-Suite Shower Room

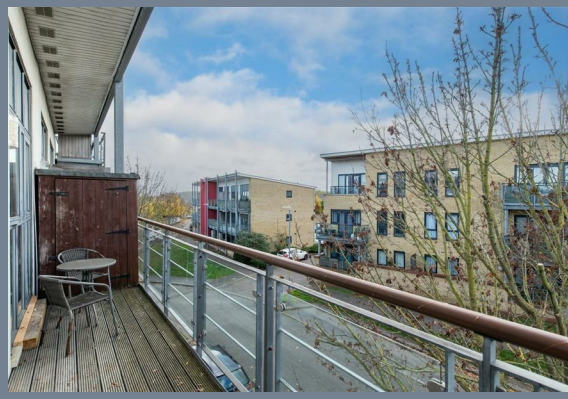
Bedroom Two
11'6 x 7'8 (3.51m x 2.34m)

Bathroom

Parking

Tenure - Leasehold

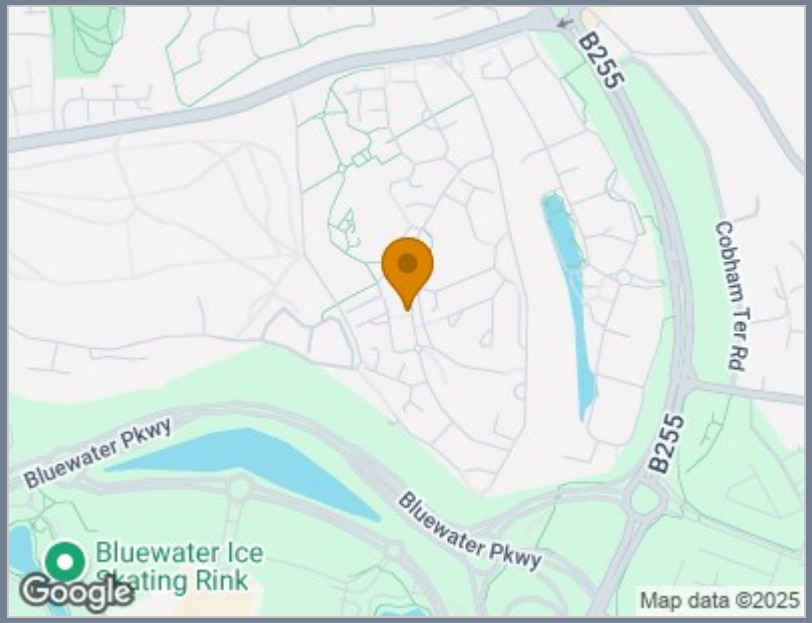
Council Tax - Band D

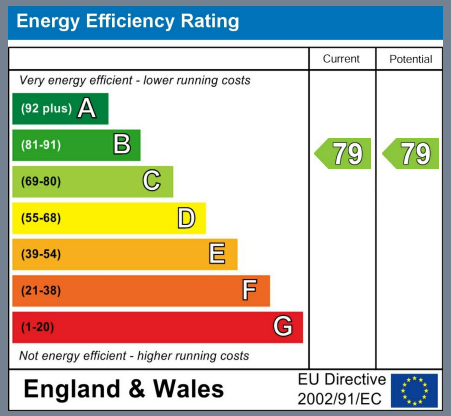


Second Floor

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

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





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

71-75 Shelton Street, London, WC2H 9JQ
T: 01322 875000 | E: info@thehomesgroup.co.uk
thehomesgroup.co.uk