



Winston Close, Greenhithe, DA9 9DG

Guide price £140,000 Leasehold



Guide Price £140,000 - £150,000 The Homes Group are delighted to offer to the market this beautifully presented ground floor super studio apartment with bedroom area, located in a popular close in Greenhithe that is situated within 0.6 miles of Stone Crossing Station.

The flat has a 12' x 11' living area with double glazed double doors facing the communal area to the rear, an 8' x 6'3 kitchen with double glazed window to the rear, a separate bathroom and a 9'3 x 7'5 bedroom area with a double glazed window to the side.

The property also benefits from an allocated parking space in the car park to the side of the building.

Tenure Leasehold - Lease Term: 125 years from 25th March 1989 - Ground Rent: £104 per annum - Service Charge: We have been advised by the seller that the current service charge is £2264 per annum. which is paid monthly. Information will be verified by vendors solicitors.

**Communal Entrance**

**Entrance Hall**

**Kitchen**

8' x 6'3 (2.44m x 1.91m)

**Living Area**

12' x 11' (3.66m x 3.35m)

**Bedroom Area**

9'3 x 7'5 (2.82m x 2.26m)

**Bathroom**

**Allocated Parking Space**

**Tenure - Leasehold**

**Council Tax - Band B**

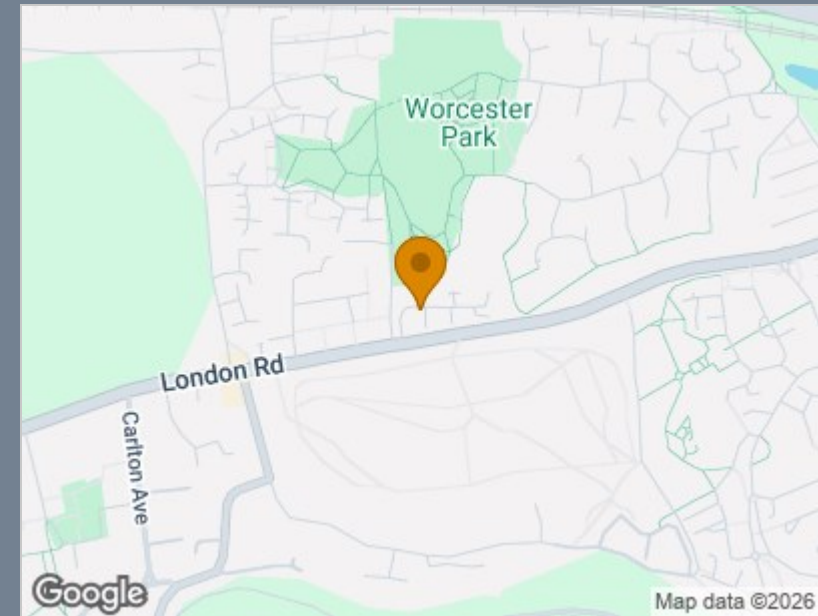




## Ground Floor



Total area: approx. 30.2 sq. metres (325.1 sq. feet)



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 72                         | 79        |
| (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<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.

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