



Waterstone Way, Greenhithe, DA9 9TB  
Guide price £250,000 Leasehold

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The Homes Group are delighted to present to the market this well presented two bedroom first floor apartment located in the sought-after Waterstone Park in Greenhithe. Offered to the market with no chain. Accommodation includes an open-plan living room/kitchen with double doors opening out onto the 46' balcony, master bedroom with en-suite, double sized 2nd bedroom and spacious bathroom.

Located in the picturesque Waterstone Park, this apartment offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of Bluewater shopping centre, Asda supermarket and Greenhithe station offering train and bus service links. Don't miss the opportunity to make this lovely apartment your new home in Greenhithe.

Tenure: Leasehold. Remaining Term: 181 Years (approx). Ground Rent: £350 per annum - fixed term. Service Charge (building): £2280.78 for 2023/2024. Greenbelt Service Charge: £225.89 - All information to be verified by the sellers solicitor.

### Communal Entrance

### Entrance Hall

### Open-plan Living/Kitchen

20'10 x 15'9 at maximum points (6.35m x 4.80m at maximum points)

### Master Bedroom

10'9 x 8'9 to wardrobes (3.28m x 2.67m to wardrobes)

### En-Suite

### Bedroom Two

10'8 x 7'2 x 10' (3.25m x 2.18m x 3.05m)

### Bathroom

9' max x 6'3 (2.74m max x 1.91m)

### Balcony

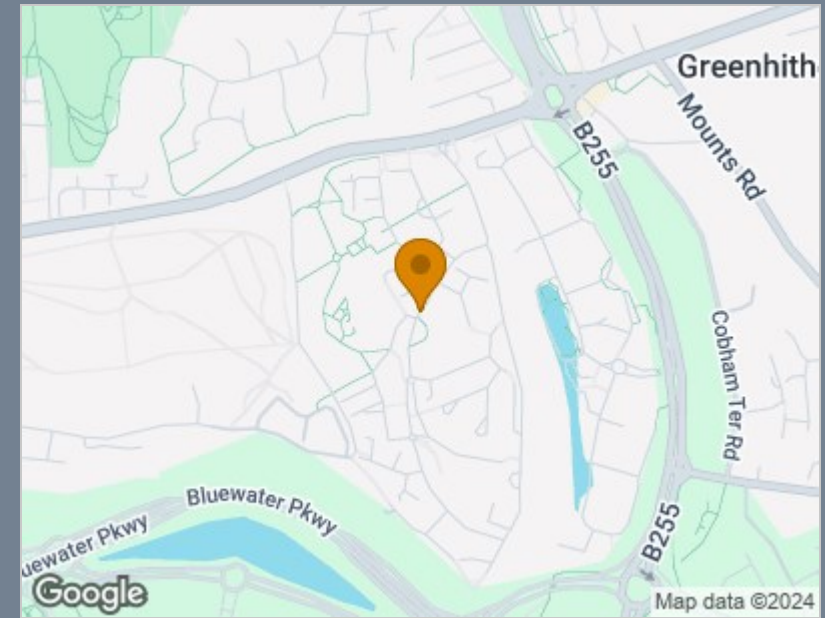
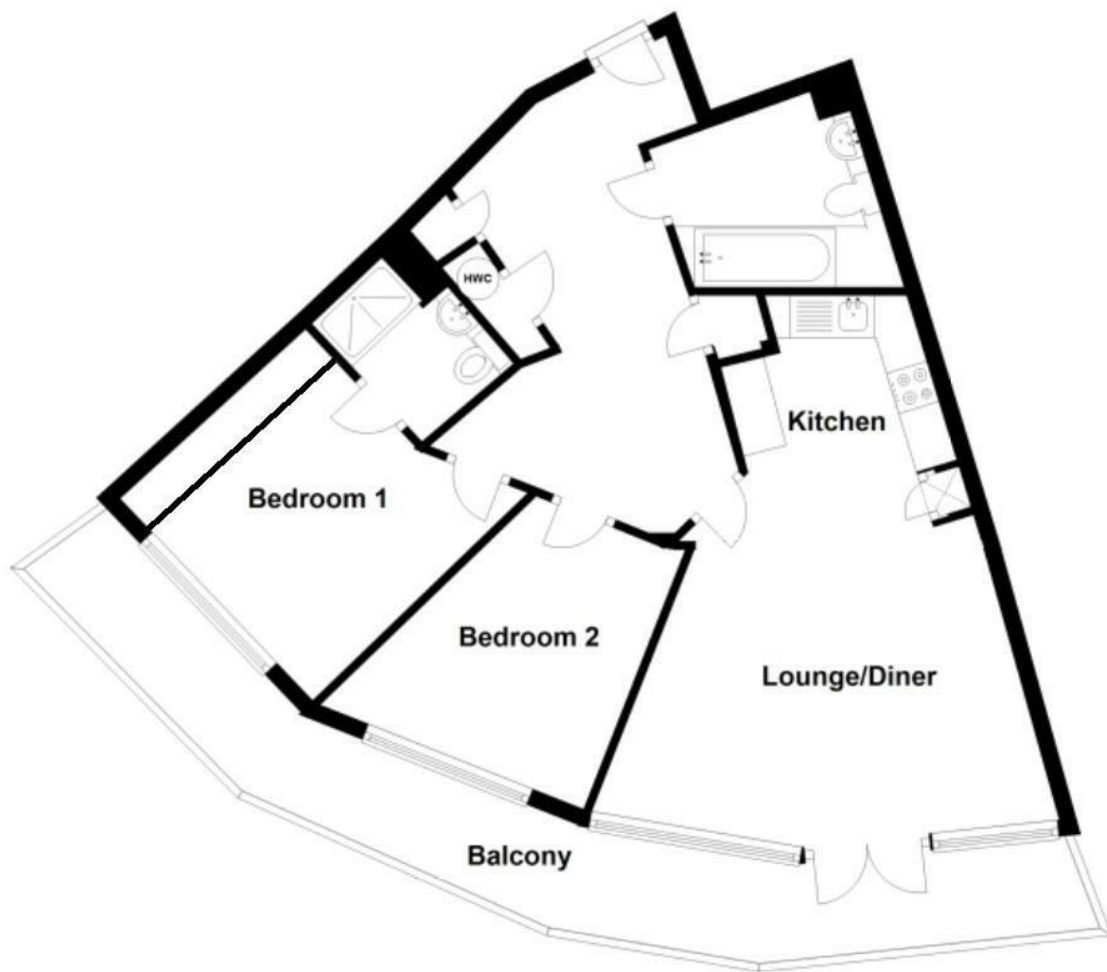
46' (14.02m)

**Tenure - Leasehold**

**Council Tax - Band D**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(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 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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