



THE  
HOMES  
GROUP

Park Lane, Greenhithe, DA9 9RZ  
Guide price £220,000 Leasehold



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 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.

This 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.  
Current ground rent: £275 per annum.  
Details to be verified by solicitors.

### 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**

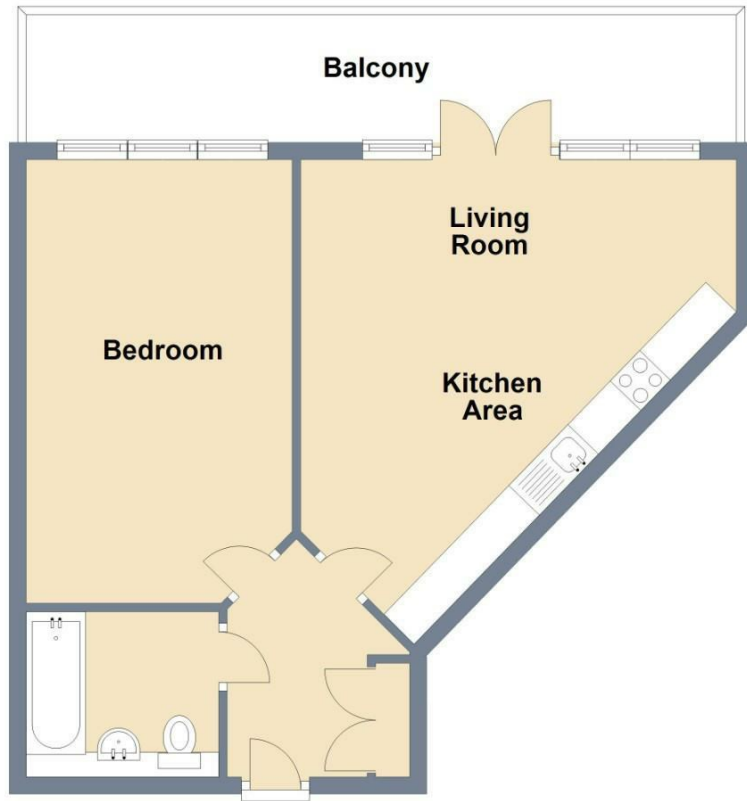
**Council Tax - Band C**



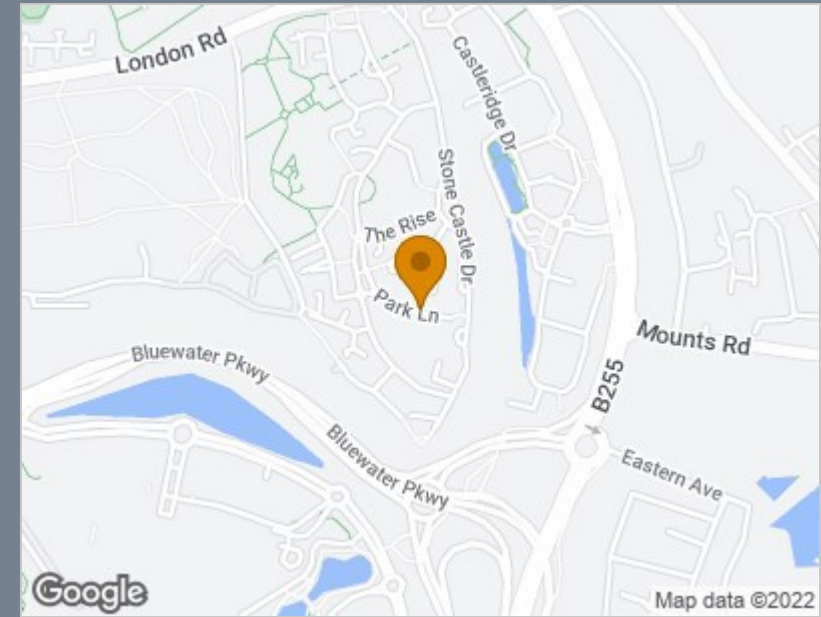


### Ground Floor

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



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



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