



Chalice Way, Greenhithe, DA9 9PR  
Guide price £160,000



# Chalice Way Greenhithe, DA9 9PR

- New 999 year lease upon completion
- Views of Thames and Surrounding area
- Sold with Kitchen Appliances
- Close to Stone Crossing Station
- Top Floor Studio Flat
- Beautifully Presented Throughout
- Allocated Parking space
- Close to Bluewater

New 999 year lease upon completion!!! The Homes Group are delighted to offer to the market this beautifully presented top floor studio apartment which offers distant views of the River Thames, Dartford Bridge and surrounding area from the large bay window in the Studio room and from the kitchen. Located within close proximity of Bluewater, Darent Valley Hospital, the A2 and M25 plus a short walk to Stone Crossing station. We feel this home would make an ideal first time buy or investment purchase.

The property benefits from a 15'7 x 11'5 (plus bay) studio room, a separate fully fitted kitchen with washer/dryer, oven, ceramic hob and fridge freezer, a modern shower room plus ample storage provided by external and internal storage cupboards and wardrobes which will remain.

Lease Details: - Original Term: 125 years from 1st July 1990 - New 999 year lease upon completion of the sale. - Ground Rent: Peppercorn - Service Charge: We have been advised by the seller that the current service charge is £1083.65 per annum. All information to be verified by sellers solicitor.



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## Communal Entrance

## Entrance Hall

## Studio Room

15'7 x 11'5 plus bay window (4.75m x 3.48m plus bay window)

## Kitchen

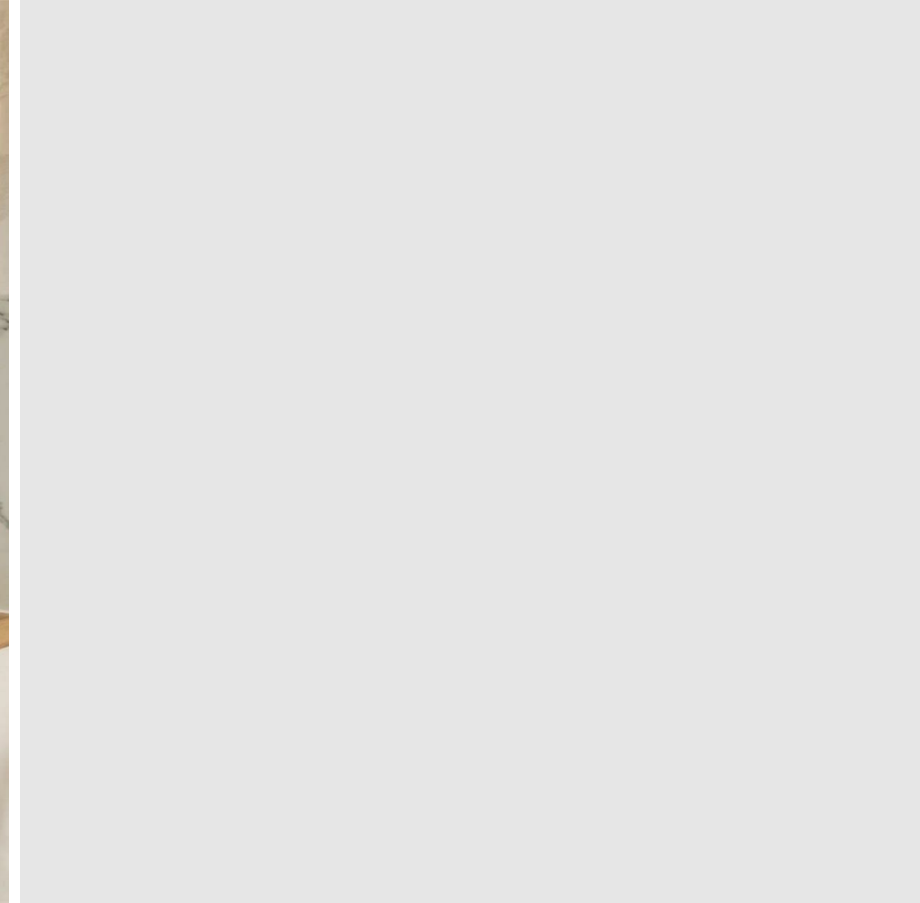
7'10 x 5'7 (2.39m x 1.70m)

## Shower Room

## Allocated Parking

## Tenure - Leasehold

## Council Tax - Band B



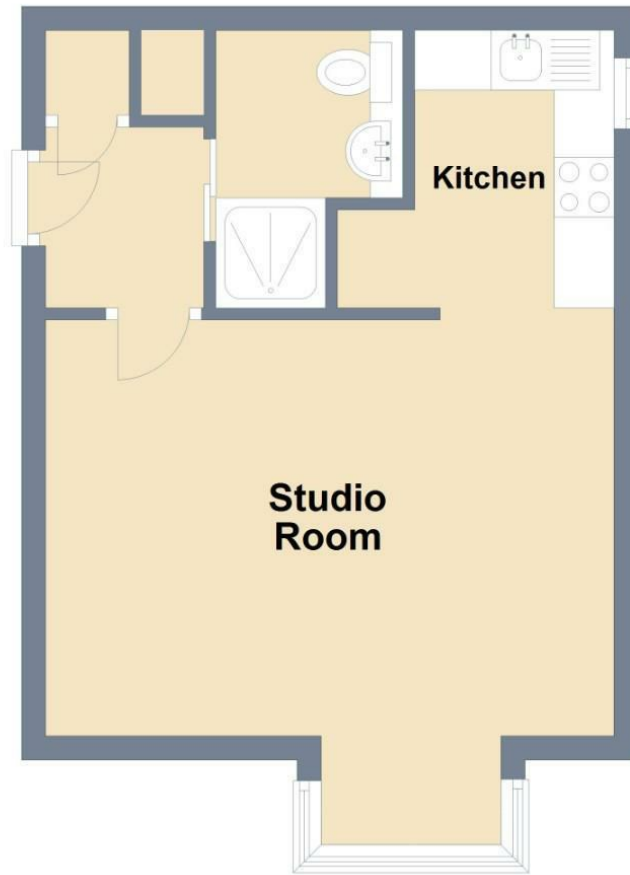
Directions





## Second Floor

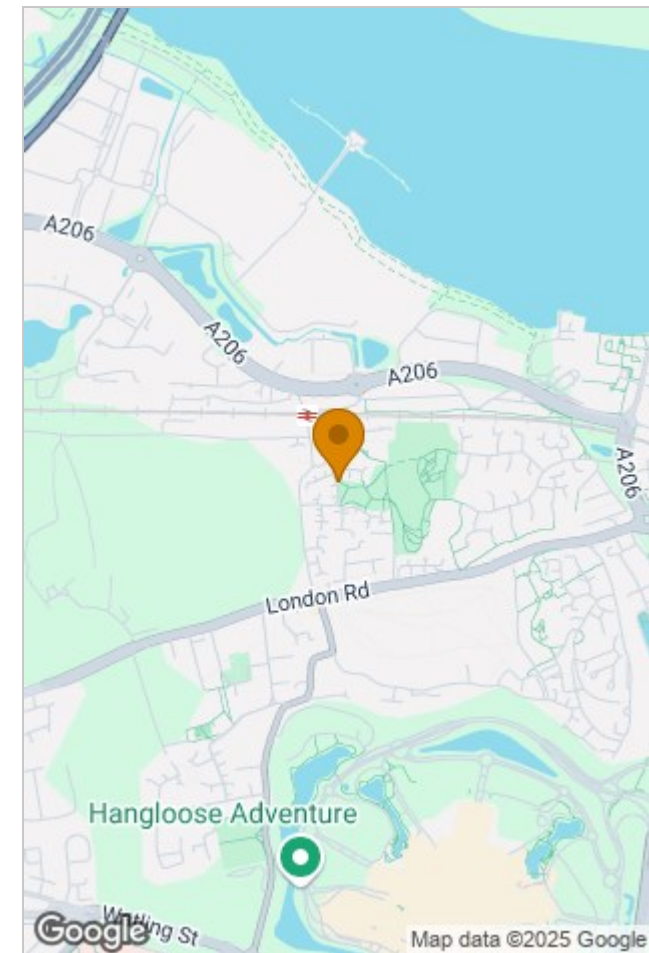
Approx. 29.4 sq. metres (316.3 sq. feet)



Total area: approx. 29.4 sq. metres (316.3 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		65			80
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.