



THE
HOMES
GROUP



Waterstone Way, Greenhithe, DA9 9TB
Guide price £250,000 - £260,000 Leasehold



Guide Price £250,000 - £260,000. The Homes Group are delighted to offer this beautifully presented two double bedroom second floor apartment set within the popular Waterstone Park development, close to Greenhithe Station and Bluewater that benefits from a 20'9 x 4'8 balcony overlooking parkland, an allocated parking space and no forward chain.

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

Tenure Leasehold - Lease Term: 250 years from 1st June 2006 - Ground Rent: £350 per annum, rent reviewed every 15 years - Service Charge: We have been advised by the seller that the current service charge is £2429 per annum. An additional charge of £232.90 for grounds upkeep charge is paid annually.

Communal Hall

Entrance Hall

Open Plan Living Room/Kitchen

19'8 x 11'4 (5.99m x 3.45m)

Balcony

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

Master Bedroom

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)

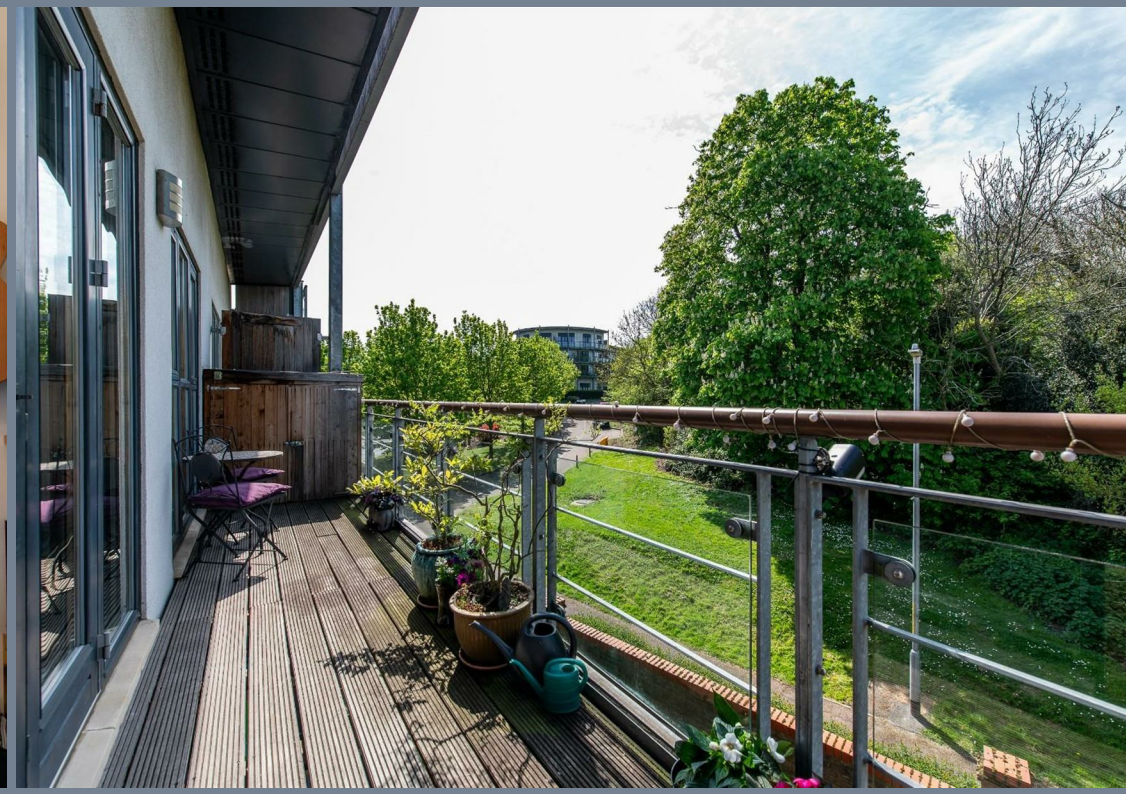
Bathroom

Allocated Parking Space

Tenure - Leasehold

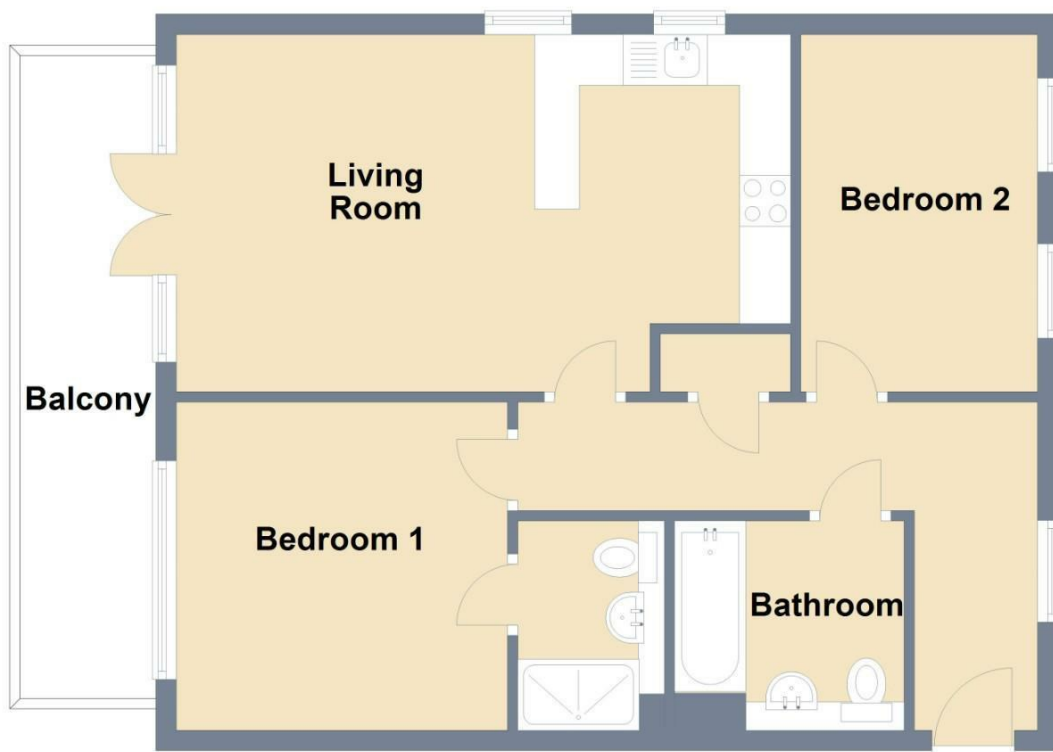
Council Tax - Band D



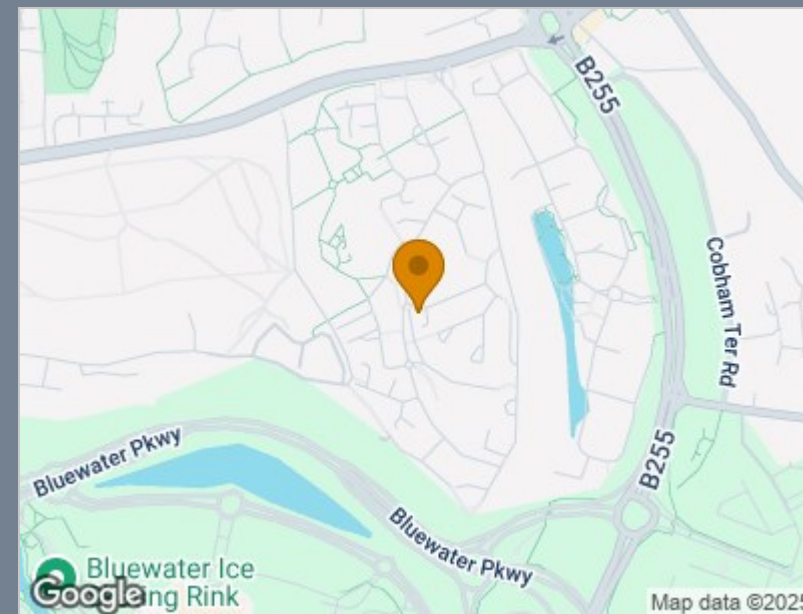


Second Floor

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



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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