



Kingfisher Drive, Greenhithe, DA9 9RT  
Guide price £220,000 Leasehold

The Homes Group are delighted to offer this beautifully presented and deceptively spacious one bedroom ground floor flat which has direct access to the rear communal garden and is conveniently located for Greenhithe Station and Bluewater.

Upon entering the hallway there are two large storage cupboards (one designed just for shoes) and there are doors leading to all rooms. All rooms are separate and have their own window too.

First door on the left as you come in is the 11'10 x 11'9 bedroom, then the door to the 8'8 x 8'5 modern kitchen which has a built in oven and hob and space for a fridge/freezer, washing machine and dishwasher. At the end of the hallway is the 20'4 x 10'8 living room which has double doors leading out to the garden area. Then past the cupboards is the door to the recently re-fitted bathroom which has a separate shower cubicle and bath.

Lease: 125 years from 1st January 2004.  
Current service charge: £111.90 per month. Details to be verified by sellers solicitor.

### Communal Entrance

### Entrance Hall

### Bedroom

11'10 x 11'9 (3.61m x 3.58m)

### Kitchen

8'8 x 8'5 (2.64m x 2.57m)

### Bathroom

7'5 x 6'5 (2.26m x 1.96m)

### Living Room

20'4 x 10'8 (6.20m x 3.25m)

### Communal Garden

### Parking

Tenure - Leasehold

Council Tax - Band C





## Ground Floor

Approx. 53.7 sq. metres (577.9 sq. feet)



Total area: approx. 53.7 sq. metres (577.9 sq. feet)



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>		
(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 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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