



Morgan Drive, Greenhithe, DA9 9DT
Guide price £190,000 Leasehold



The Homes Group are proud to present to the market this well presented one bedroom ground floor flat with garden. Located within a mile walk of Stone Crossing station & Bluewater. Accommodation includes a good-sized living/dining room with access to garden, a separate kitchen, modern shower room and bedroom with fitted wardrobes. The home also benefits from an allocated parking space.

The lease was 999 years from 24th June 1991 with a current ground rent of £10 per annum and the current service charge is £173 per month. All information relating to service charges and ground rent will be verified by the sellers solicitor.

As the home is located within a short walk of Darent Valley Hospital we believe this would make an attractive buy to let proposition, as well as a great first home.

Communal Entrance

Entrance Hall

Living Room

13'6 x 11 (4.11m x 3.35m)

Kitchen

11' x 6'5 (3.35m x 1.96m)

Bedroom

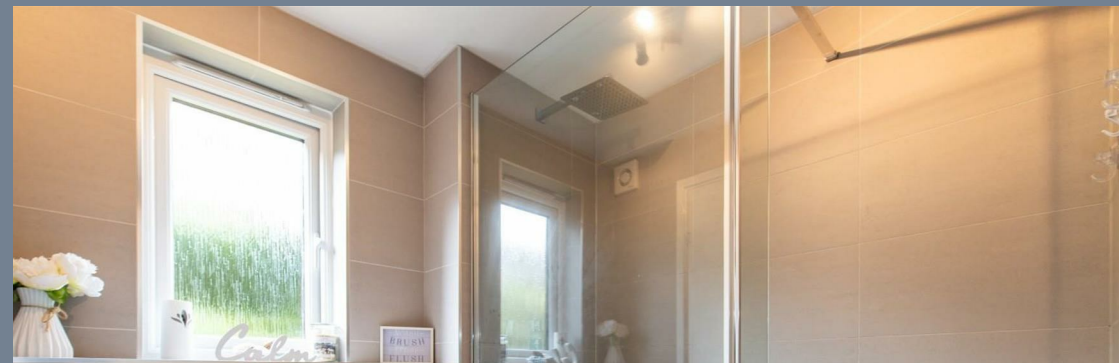
13'3 x 10 (4.04m x 3.05m)

Shower Room

Parking

Tenure - Leasehold

Council Tax - Band B

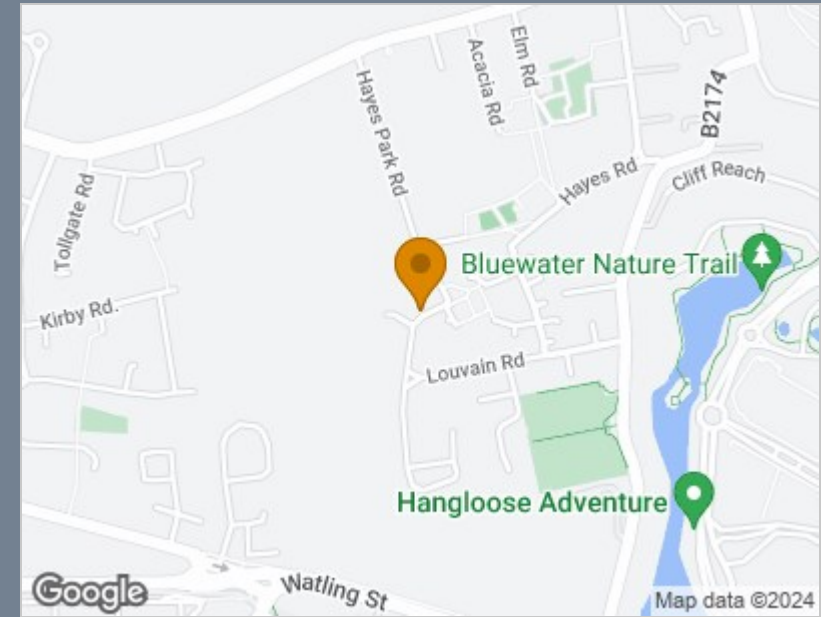




Ground Floor
Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 44.1 sq. metres (474.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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