



THE  
HOMES  
GROUP



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



The Homes Group are delighted to offer this 'Chain Free', 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 and an allocated parking space.

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)

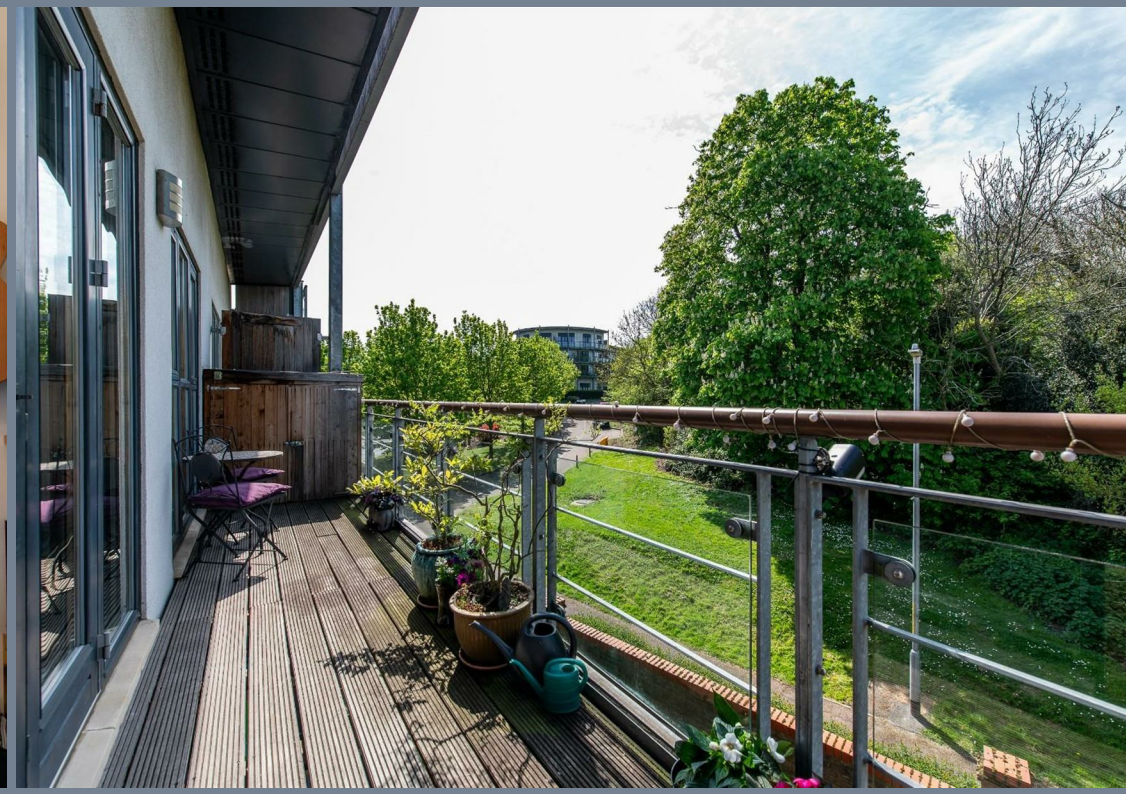
**Bathroom**

**Allocated Parking Space**

**Tenure - Leasehold**

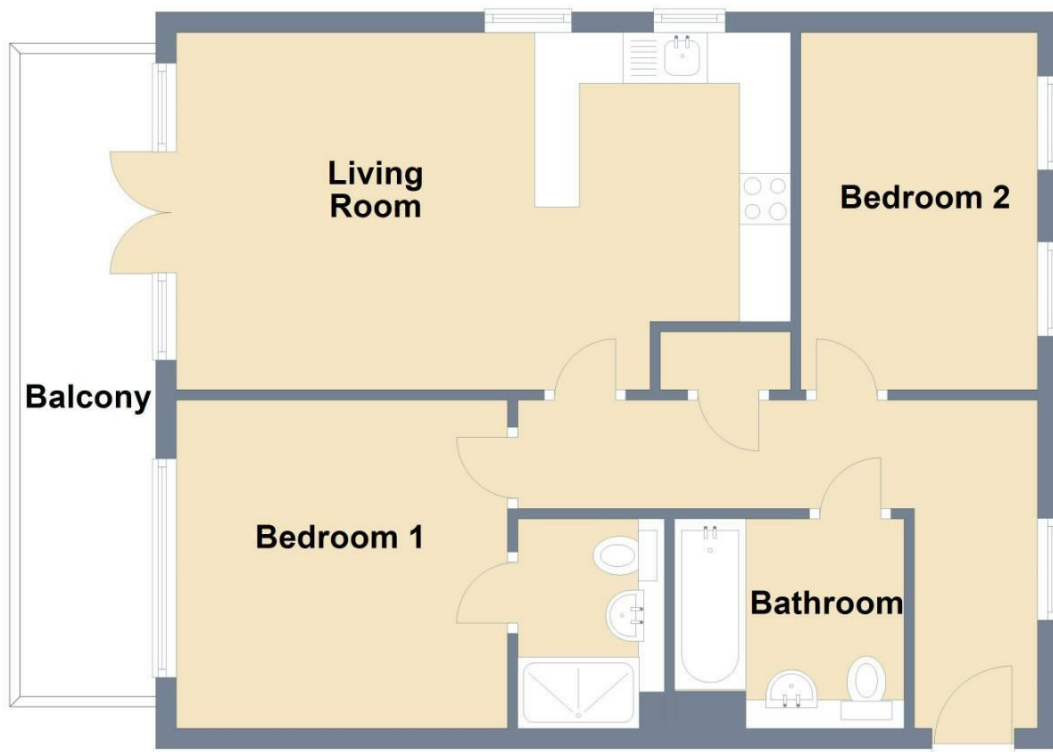
**Council Tax - Band D**



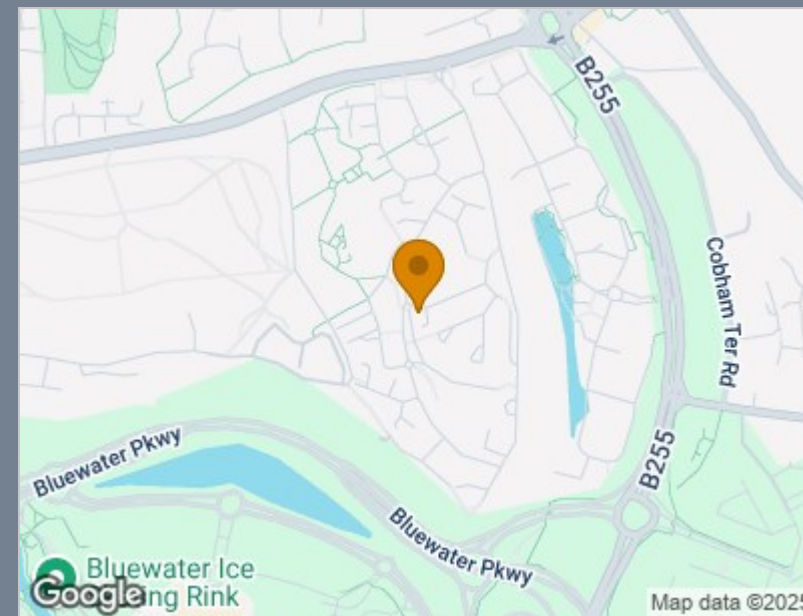


## Second Floor

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			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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