Sealeys Walker Jarvis

29, Empire Walk,
Greenhithe, DA9 9FU

Asking Price £240,000

- 2 BEDROOM FLAT
- BEAUTIFUL LOCATION
- EN-SUITE
- FIRST FLOOR
- ALLOCATED GATED PARKING SPACE
- BALCONY

29 Empire Walk, Greenhithe, , DA9 9FU

DESCRIPTION

Welcome to this first-floor flat with 2 bedrooms located on the beautiful Ingress Park in Greenhithe. This well presented property, built in 2005, offers a comfortable living space of 689 square feet.

The flat features a spacious open plan living area with open plan kitchen. While also having two generously sized bedrooms as well as a family bathroom and an en-suite, ensuring convenience for all residents and visitors.

One of the notable advantages of this flat is the dedicated gated parking space for one vehicle. The location itself is highly sought after, offering easy access to local amenities, transport links, and the scenic beauty of the nearby River Thames.

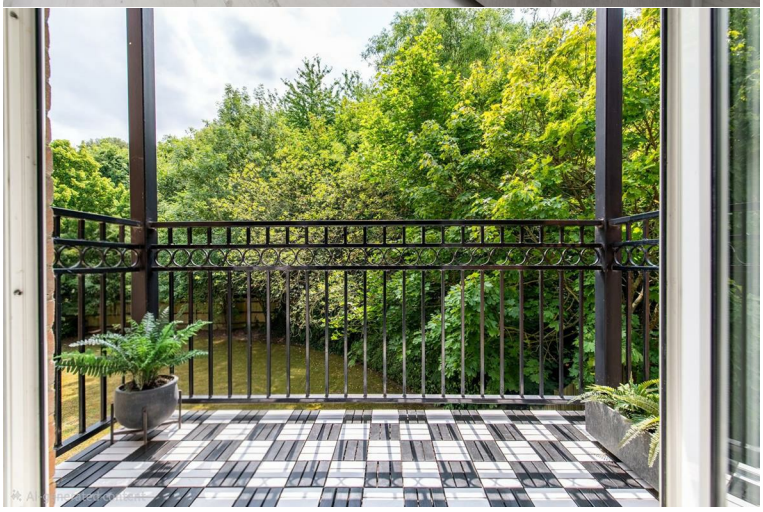
This property presents a wonderful opportunity for those looking to enjoy contemporary living in a stunning location. Whether you are a first-time buyer or seeking a rental investment, this flat in Empire Walk is sure to impress. Do not miss the chance to make this delightful home your own.

LIVING ROOM

3.97 x 3.69 (13'0" x 12'1")

KITCHEN

3.69 x 2.71 (12'1" x 8'10")



BATHROOM
2.07 x 1.69 (6'9" x 5'6")

BEDROOM 1
4.93 x 3.00 (16'2" x 9'10")

EN-SUITE
1.98 x 1.66 (6'5" x 5'5")

BEDROOM 2
2.84 x 2.70 (9'3" x 8'10")

LEASEHOLD
Lease - 102 years remaining
Service Charge - £2465 per annum
Ground Rent- £200 per annum

LOCAL AUTHORITY
Dartford Borough Council

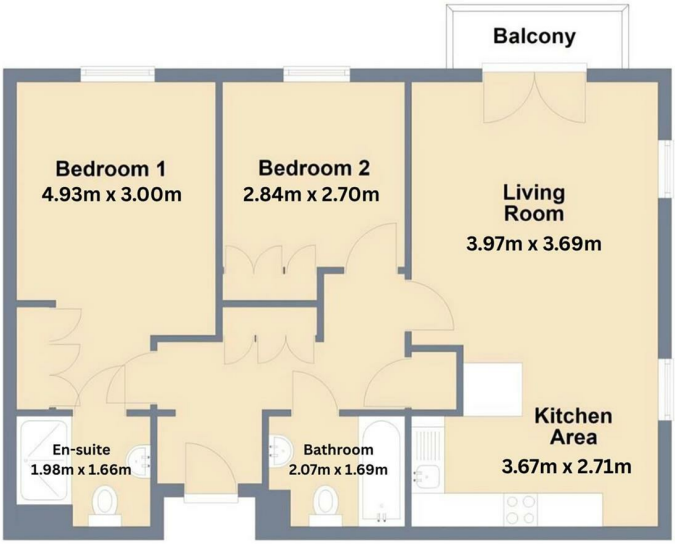
COUNCIL TAX
Council Tax Band - D

IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE
As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

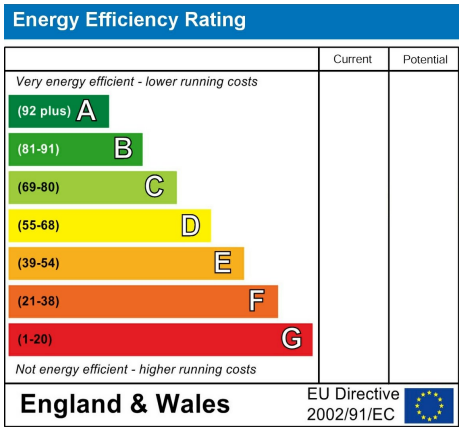
We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.



Total area: approx. 63.5 sq. metres (683.1 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.