

£195,000

Louvain Road, Greenhithe, Kent, DA9 9DZ

Christopher
Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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Christopher Russell Property Services

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Spacious one bedroom flat just over half a mile from Stone Crossing Train station, a short walk to Darent Valley Hospital and access to Bluewater shopping centre, M25 and A2 road networks.

Presented in good decorative condition the property features; modern fitted kitchen and bathroom, security entryphone system, fitted wardrobes to the bedrooms and security entryphone system.

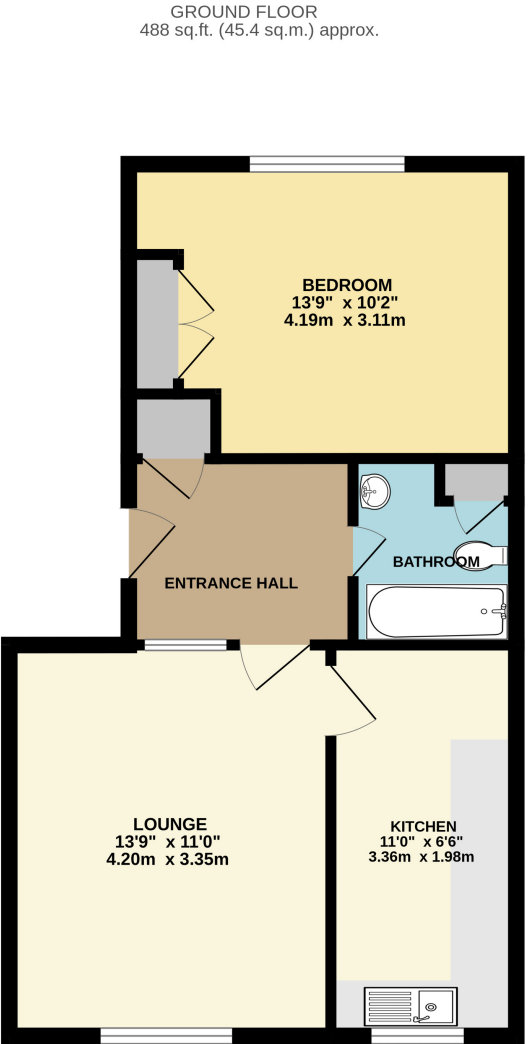
There is an allocated parking space and three visitors bays.

Lease: 154 year unexpired.

Communal Fees: £380 per quarter.

Council Tax Band B.

Agents Note: Material Information is available online as brochure 2 below.



TOTAL FLOOR AREA : 488 sq.ft. (45.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		