

£190,000

Louvain Road, Greenhithe, Kent, DA9
9DY

**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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A well presented one bedroom apartment in a quiet and convenient location.

The property comprises a large lounge/dining room, good sized bedroom, contemporary kitchen and modern bathroom.

There is an entry phone security system.

Outside there is an allocated parking space and ample free parking on the road.

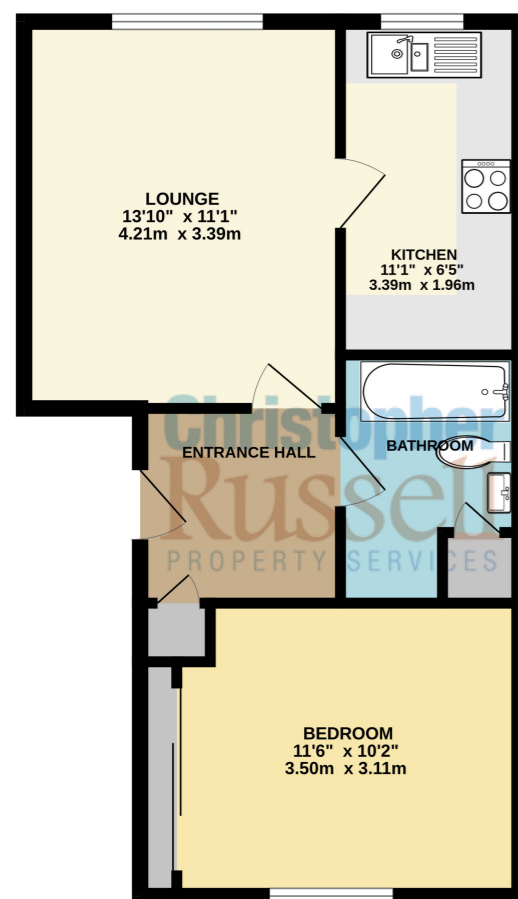
The property is leasehold with the balance of 999 years remaining.

Management fees are currently £1400 per annum, payable quarterly.

Council Tax Band B.



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.3 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			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	82
(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	