

£220,000 Leasehold

Mount Nod, London Road, Greenhithe, Kent DA9 9HX



- Second Floor
- Semi-Open-Plan Kitchen/Reception Room
- Modern Double Glazing and Gas Central Heating
- Short Walk to Railway Station
- Approx. 462 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Parking Space
- Brief Bus Ride to Bluewater Shopping Centre

GENERAL DESCRIPTION

An attractive development of low-rise buildings which is surrounded by trees on three sides. The property available is on the top floor and has a good-sized reception room with spacious, semi-open-plan kitchen. The bedroom features a dormer window and fitted double wardrobe and there is a bathroom with decorative pencil-mosaic tiling. A large storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is good, thanks to well insulated walls and roof, modern double glazing and gas central heating. Greenhithe Railway Station is a short walk away and offers services to various destinations including in to London Bridge/Waterloo East/Charing Cross/Victoria/Blackfriars/St Pancras. The flat comes with use of an allocated parking space and is also just a brief bus or bike ride from Bluewater Shopping Centre.

Tenure: Leasehold (125 years from 01/04/2010).

Service Charge: £80.66 per month (subject to annual review).

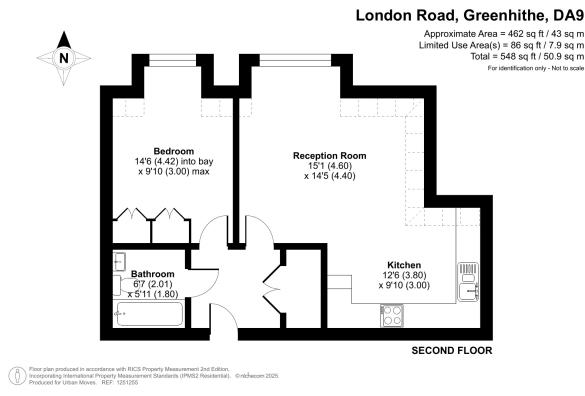
Ground Rent: £200.00 for the year.

Council Tax: Band C, Dartford Borough Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS



SECOND FLOOR

Entrance Hall

Reception Room

15' 1" x 14' 5" (4.60m x 4.39m)

Kitchen

12' 6" x 9' 10" (3.81m x 3.00m)

Bedroom

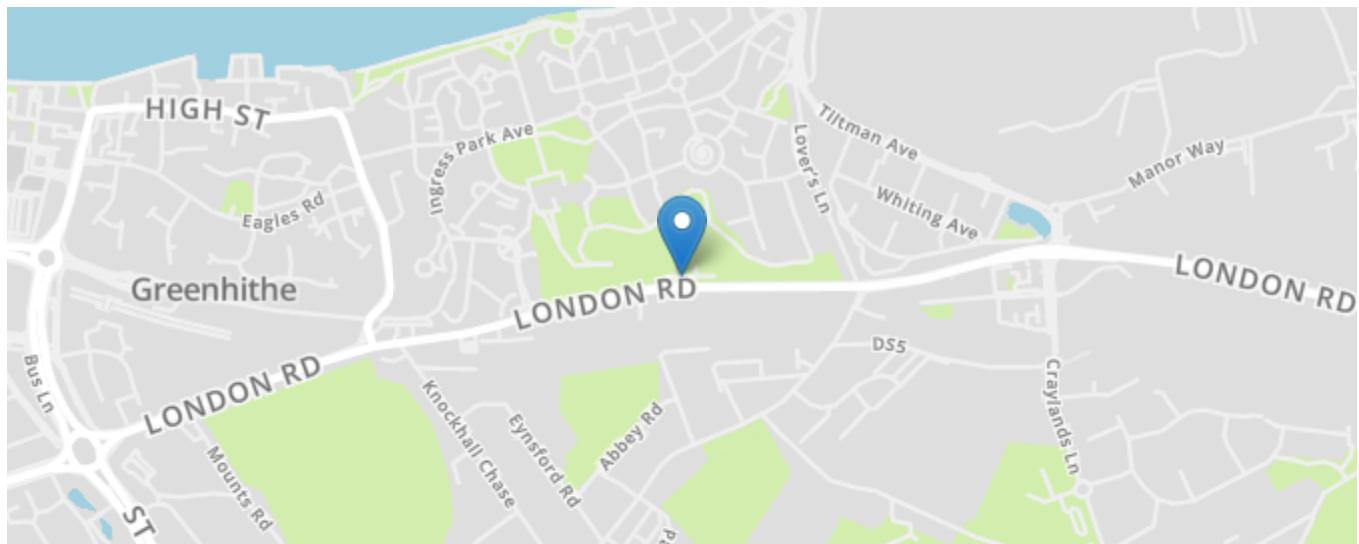
14' 6" into bay x 9' 10" max. (4.42m x 3.00m)

Bathroom

6' 7" x 5' 11" (2.01m x 1.80m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.