

RE/MAX
SELECT

Asking Price £240,000 Leasehold



145 Derbyshire House, Clovelly
Place, Greenhithe, DA9 9UY



PROPERTY DESCRIPTION

RE/MAX are delighted to offer for sale this spacious 6th floor apartment on the River Thames set within the popular Ingress Park development. This property comprises 2 DOUBLE bedrooms, fitted bathroom, en-suite shower room; open-plan fully fitted kitchen with large living room, and balcony with river views. Further benefits include allocated parking for 2 cars, gas central heating, and double glazing.

This sought-after development has exceptional transport links - including Ebbsfleet International, and the M25/Dartford River Crossing, offering fast access to central London, the South East, and beyond.

On the doorstep is one of Europe's largest shopping centres - Bluewater, boasting over 300 stores, a multiplex cinema, along with an array of restaurants and cafes.



FEATURES

- Allocated Parking
- 2 DOUBLE bedrooms
- Balcony with views of Thames River
- Family bathroom
- En-suite Shower Room





ROOM DESCRIPTIONS

Summary

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First Floor

Hallway

Laminate flooring, entry-phone system; utility cupboard housing boiler, with space and connections for washing machine; storage cupboard, radiator.

Bathroom

Laminate flooring, part-tiled walls, w/c, wash-hand basin with mixer tap; bath with mixer taps and shower attachment; heated towel-rail.

Bedroom

Leading to en-suite Shower Room; carpeted, radiator, fitted wardrobes, double glazed windows.

Ensuite Shower Room

Leading from Bedroom; laminate flooring, part-tiled walls, w/c, wash-hand basin with mixer tap; fully-tiled shower enclosure; heated towel-rail.

Bedroom

Carpeted, radiator, double glazed windows.

Open Plan Kitchen / Living Room

Laminate flooring, radiator; range of wood wall and base units with granite-effect worktops; electric hob with glass splashback; extractor fan, electric oven; stainless steel sink and drainer unit with mixer tap; integrated fridge, integrated freezer, integrated dishwasher, double glazed windows; double glazed doors leading to balcony.

Balcony

Views of the Thames River.

External

Allocated Parking

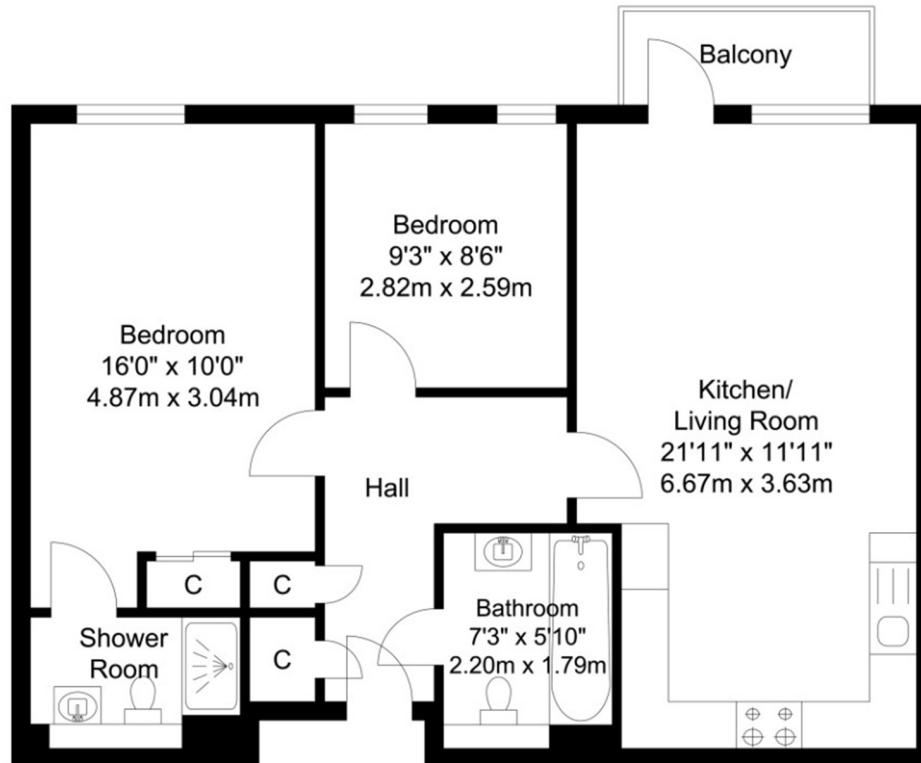
Gated underground parking for 2 cars; visitor parking available

Information

- 1.2 miles (approx) to Dartford Station
- 1.2 miles (approx) to Bluewater Shopping Centre
- 1.4 miles (approx) to Ebbsfleet International / Eurostar
- 1.7 miles (approx) to Dartford Thames Crossing / M25
- Council Tax: Band D
- Service Charge: £3,763.08 per annum
- Ground Rent: £143.82 per annum
- Lease: 997 years remaining
- Lift available

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	85	85
(81-91)	B		
(69-80)	C		
(52-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

FLOORPLAN



TOTAL APPROX FLOOR AREA 667.47 SQ.FT. (62.01 SQ. M.)
For Identification Purposes Only.

