

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Flat

Offers In The Region Of

£230,000

Located in

Greenhithe



[www.livermores.co.uk](http://www.livermores.co.uk)



# 12 Amity Court

Greenhithe Kent DA9 9UH



GUIDE PRICE £230,000 to £250,000 This well presented first floor balcony apartment with RIVER VIEWS is offered to the market CHAIN FREE. This popular development is located approximately a THIRD OF A MILE to GREENHITHE MAINLINE STATION and comprises spacious reception room with access to the balcony, kitchen, 2 DOUBLE BEDROOMS, the main bedroom has ensuite facilities and a separate bathroom. Superbly located for the M25 & A2 and is within easy reach of Bluewater shopping centre with its excellent shopping facilities and various restaurants & bars. The property also has double glazing, entry phone system and secure underground parking. VIEWING HIGHLY RECOMMENDED

# 12 Amity Court

£230,000 Leasehold




- GUIDE PRICE £230,000 TO £250,000
- RECEPTION ROOM WITH BALCONY
- ENSUITE TO MASTER BEDROOM
- SECURE UNDERGROUND PARKING
- SIMILAR PROPERTIES REQUIRED
- FIRST FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- LONG LEASE
- 0.3 MILES TO GREENHITHE STATION
- EPC RATING 'B' COUNCIL TAX BAND 'D'

## Council Tax Band D

## Local Authority Dartford

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>72</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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