

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Apartment

Price Guide

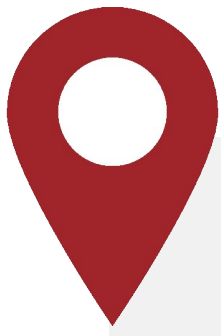
£375,000

Located in

Greenhithe



www.livermores.co.uk



32 The Boulevard

Greenhithe DA9 9GT



Situated in the esteemed Ingress Park development, this remarkable ground floor apartment on The Boulevard, Greenhithe, presents an exceptional opportunity for those seeking a room to rent in a luxurious setting. Spanning an impressive 109 square metres, this residence boasts two spacious double bedrooms, including one with an ensuite shower room, alongside a separate bathroom, ensuring comfort and convenience for its occupants.

The heart of the home is a substantial open-plan living area, designed to be both inviting and functional. Bathed in natural light, this expansive space is ideal for entertaining guests or enjoying quiet evenings in. The well-equipped kitchen seamlessly integrates with the dining and lounge areas, creating a harmonious environment for modern living. Additionally, the apartment features two private balconies that offer stunning views of the river, providing a tranquil escape right at your doorstep.

Security is paramount, with secure entry to the building and the added benefit of private allocated underground parking. The location is particularly advantageous for commuters, with Greenhithe station just a short walk away, offering direct links to London. Furthermore, the A2 is easily accessible, enhancing connectivity to the wider region.

This apartment is not just a place to live; it is a lifestyle choice that combines luxury, comfort, and convenience in one of Kent's most sought-after areas. Whether you are looking to relax in your stylish surroundings or explore the vibrant local community, this property is sure to impress.



32 The Boulevard

£375,000 Leasehold



- GUIDE PRICE £375,000 - £395,000
- EN-SUITE AND FAMILY BATHROOM
- PRIVATE UNDERCROFT PARKING
- LOCATED IN POPULAR INGRESS PARK DEVELOPMENT
- SIMILAR PROPERTIES REQUIRED
- TWO DOUBLE BEDROOM APARTMENT
- GROUND FLOOR
- DOUBLE ASPECT RIVER VIEWS - TWO BALCONIES
- OPEN PLAN LIVING AREA
- COUNCIL TAX BAND 'E', EPC RATING 'C'





Council Tax Band E

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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