

LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat

Offers Over

£150,000

Located in

Greenhithe



www.livermores.co.uk



40 Unicorn Walk

Greenhithe Kent DA9 9PU



OFFERS IN EXCESS OF £150,000... Nestled in the charming area of Unicorn Walk, Greenhithe, Kent, this delightful top floor apartment offers a perfect blend of comfort and convenience. This well-presented property features one spacious double bedroom and a modern bathroom, making it an ideal choice for first-time buyers or those seeking a buy-to-let investment.

The top-floor apartment boasts a bright and airy semi-open plan living space, highlighted by an 'L' shaped lounge that invites relaxation and social gatherings. The property, built between 1980 and 1989, has been meticulously maintained, ensuring a welcoming atmosphere for its new occupants.

Location is key, and this home does not disappoint. It is conveniently situated near local shops, providing easy access to everyday necessities. Additionally, the renowned Bluewater shopping centre is just a short distance away, offering a plethora of retail and dining options. For those who commute, Stone Crossing train station is within walking distance, making travel to London and beyond a breeze.

This property is offered chain-free, allowing for a smooth and hassle-free purchase process. With its appealing features and prime location, this apartment is a wonderful opportunity not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a lucrative rental option, this home is sure to meet your needs.



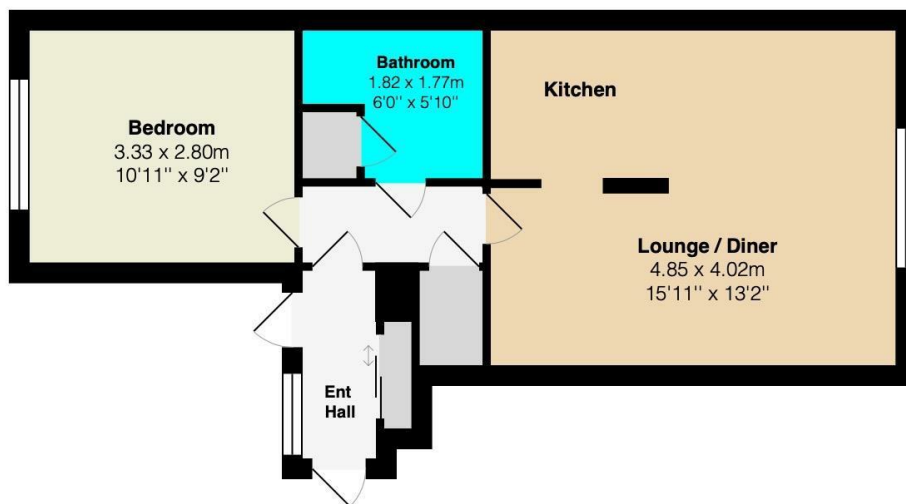
40 Unicorn Walk

£150,000 Leasehold



- OFFERS IN EXCESS OF £150,000
- ALLOCATED PARKING
- CHAIN FREE
- WITHIN WALKING DISTANCE OF STATION
- VIEWS OF THE QUEEN ELIZABETH II BRIDGE & ST MARY THE VIRGIN CHURCH
- ONE BEDROOM TOP FLOOR APARTMENT
- WITHIN CLOSE PROXIMITY TO BLUEWATER SHOPPING CENTRE
- GREAT FIRST TIME BUY OR INVESTMENT
- LOCAL AMENITIES
- EPC RATING 'D', COUNCIL TAX BAND 'C'





Council Tax Band C

Local Authority Dartford Borough Council

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		83
(69-80) C	68	
(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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