

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Flat

Price Guide

£230,000

Located in

Greenhithe



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



# 26 Serenity Court Evelyn Walk

Greenhithe Kent DA9 9UD



GUIDE PRICE £230,000 TO £250,000.... Beautifully presented 2nd floor apartment with RIVER VIEWS FROM THE PRIVATE BALCONY. This ideal first time buy comprises open plan living area with lovely fitted kitchen, master bedroom with ensuite shower room, a good size 2nd bedroom and family bathroom. Located on the river front this popular development also benefits from secure underground parking and is ideally situated for local amenities including Greenhithe Mainline Station and is just a short bus journey to Bluewater with its excellent shopping facilities, restaurants and multiplex cinema. The property would also make an excellent investment opportunity and provides easy access to both the M25 and A2. INTERNAL VIEWING HIGHLY RECOMMENDED.

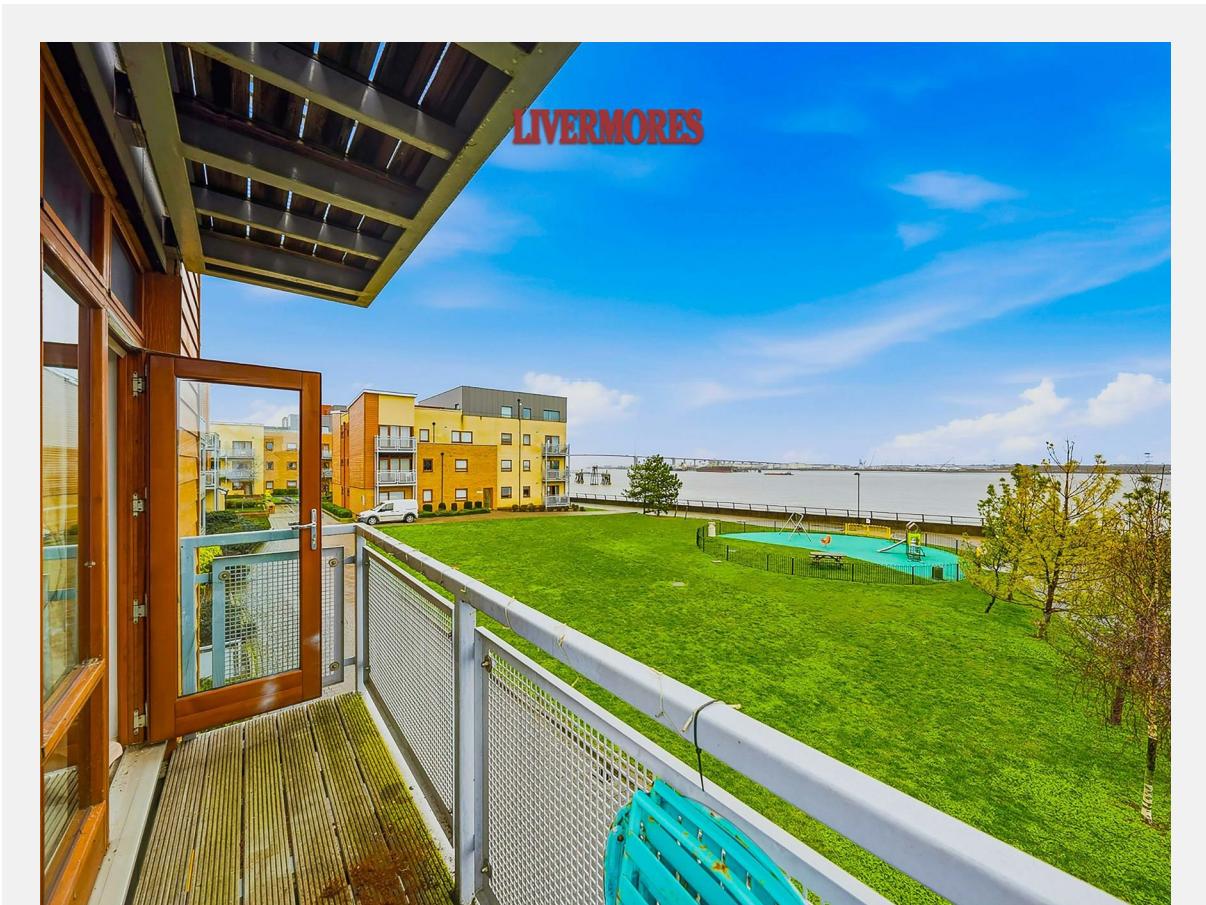


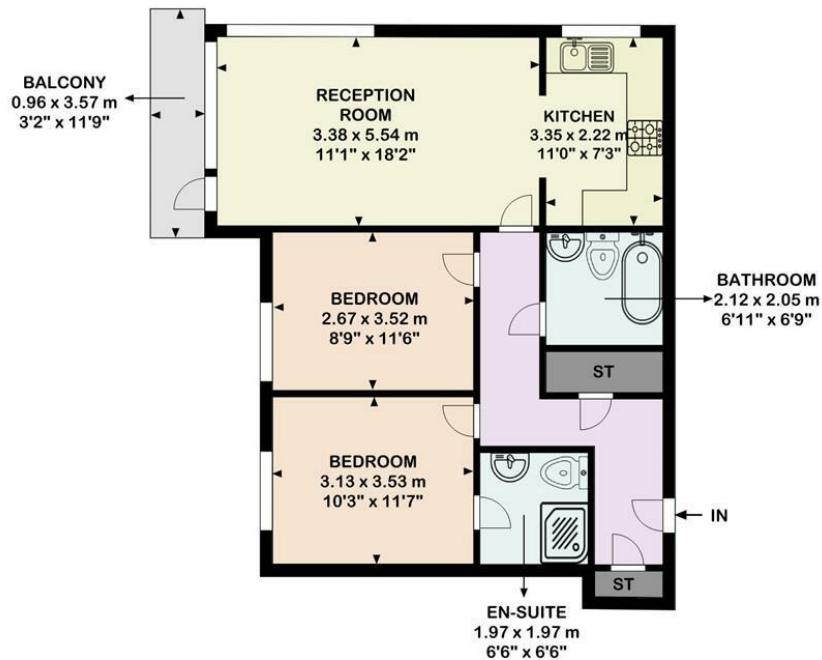
# 26 Serenity Court Evelyn Walk

£230,000 Leasehold



- GUIDE PRICE £230,000 TO £250,000
- PRIVATE BALCONY
- ENSUITE TO MASTER BEDROOM
- OPEN PLAN LIVING AREA
- UNDERGROUND PARKING
- 2 BEDROOM APARTMENT
- STUNNING RIVER VIEWS
- SEPARATE BATHROOM
- CLOSE TO GREENHITHE STATION
- EPC RATING B COUNCIL TAX BAND D





### Serenity Court, Evelyn Walk, DA9

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airdvideography.com

**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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	82
(69-80) C		
(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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