



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£219,995

- Two Double Bedroom Flat
- Close To Station & Bluewater
- Chain Free
- Gas Central Heating
- Approx 110 Year Lease
- Entry Phone System
- Double Glazed
- Council Tax Band - C
- Service charge currently £931 per annum
- Ground rent currently £250 per annum

CONTACT: 020 8506 9800
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

187 CHARLES STREET, GREENHITHE, KENT, DA9 9AL



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RESIDENTIAL

Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



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Entrance

Via communal door and entry phone system, stairs to second floor landing, own door to:

Hallway

Storage cupboards, carpet, doors to:

Reception

12'4" x 13'9"

Double glazed windows and double glazed double doors to front aspect with Juliette balcony, radiator, coving, power points, carpet.

Kitchen

10'1" x 6'5"

Fitted wall and base units, built-in oven, hob and extractor hood, plumbed for washing machine, single drainer sink unit with mixer tap, cupboard housing boiler, space for fridge freezer, power points, radiator.

Bedroom One

12'11" x 6'10"

Double glazed window, radiator, power point, carpet.

Bedroom Two

10'2" x 7'8"

Double glazed window, radiator, power point, carpet.

Bathroom

7'4" x 6'8"

White suite comprising panelled bath with mixer tap and shower attachment, low level toilet, pedestal wash hand basin, tiled walls.



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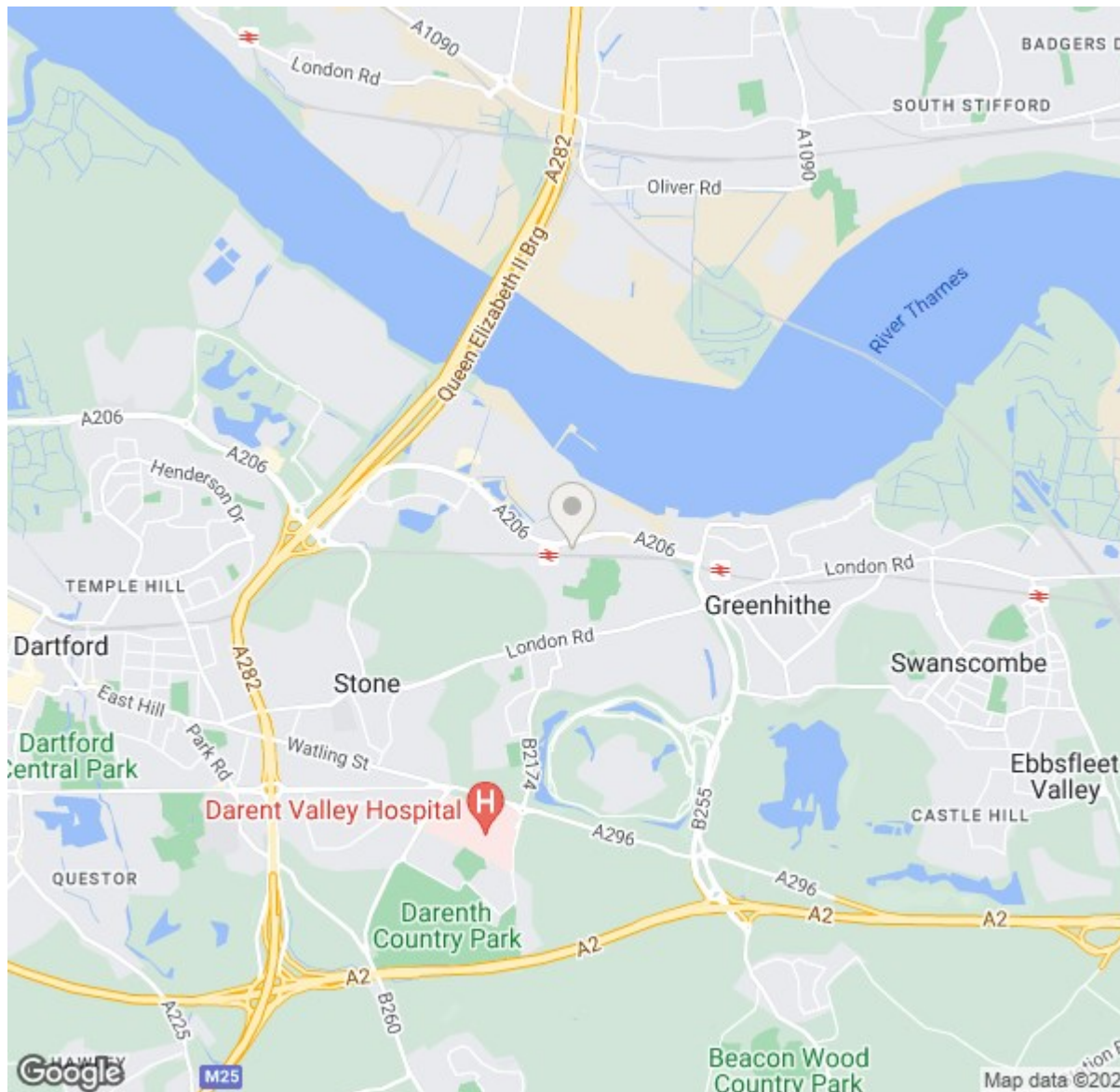
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
England & Wales	EU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

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