



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



£315,000

TENURE : LEASEHOLD

Havelock, Greenhithe, Kent DA9

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

GROUND FLOOR

QUIET LOCATION

DOUBLE BEDROOMS

OFFERED CHAIN FREE

2 BATHROOMS

ALLOCATED PARKING

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



MODERN 2 DOUBLE BEDROOM GROUND FLOOR Flat with FULLY FITTED KITCHEN & 2 Bathrooms. Easy Access to Blue Water Shopping Centre & Greenhithe Train Station. Quiet Location & Allocated Parking.

Offered Chain Free.

Lease: 114 years remaining

Ground Rent: £250.00 per annum

Service Charges: £1500.00 per year inclusive building insurance

ENTRANCE HALL: 7' 02" x 11' 05" (2.18m x 3.48m)

Laminated flooring, storage cupboard housing washing machine plumbing.

LOUNGE / KITCHEN 15' 03" x 16' 05" (4.65m x 5.00m)

Double glazed window to side aspect, laminated flooring, wall and floor standing kitchen units, double glazed window to side aspect, AEG electric hob, Zanussi electric oven, stainless steel sink with mixer tap, plumbed for dish washer, under unit lighting, spot lights, fitted fridge freezer, radiator, double glazed doors to balcony:

BALCONY: 12' 10" x 3' 09" (3.91m x 1.14m)

BEDROOM TWO: 12' 10" x 11' 05" (3.91m x 3.48m)

Double glazed window to rear aspect, radiator, laminated flooring.

BATHROOM: 6' 07" x 7' 00" (2.01m x 2.13m)

Panel bath with mixer tap & shower, wash hand basin with mixer tap, low-level flush water closet, heated towel rail, part-tiled walls, tiled flooring, spot lights.

BEDROOM ONE: 11' 07" x 12' 10" (3.53m x 3.91m)

Double glazed window to rear aspect x 2, laminated flooring, fitted wardrobe, radiator.

En-Suite: 7' 00" x 4' 10" (2.13m x 1.47m)

Walk-in shower cubicle, wash hand basin with mixer tap, low-level flush water closet, tiled flooring, part-tiled walls, spot lights.

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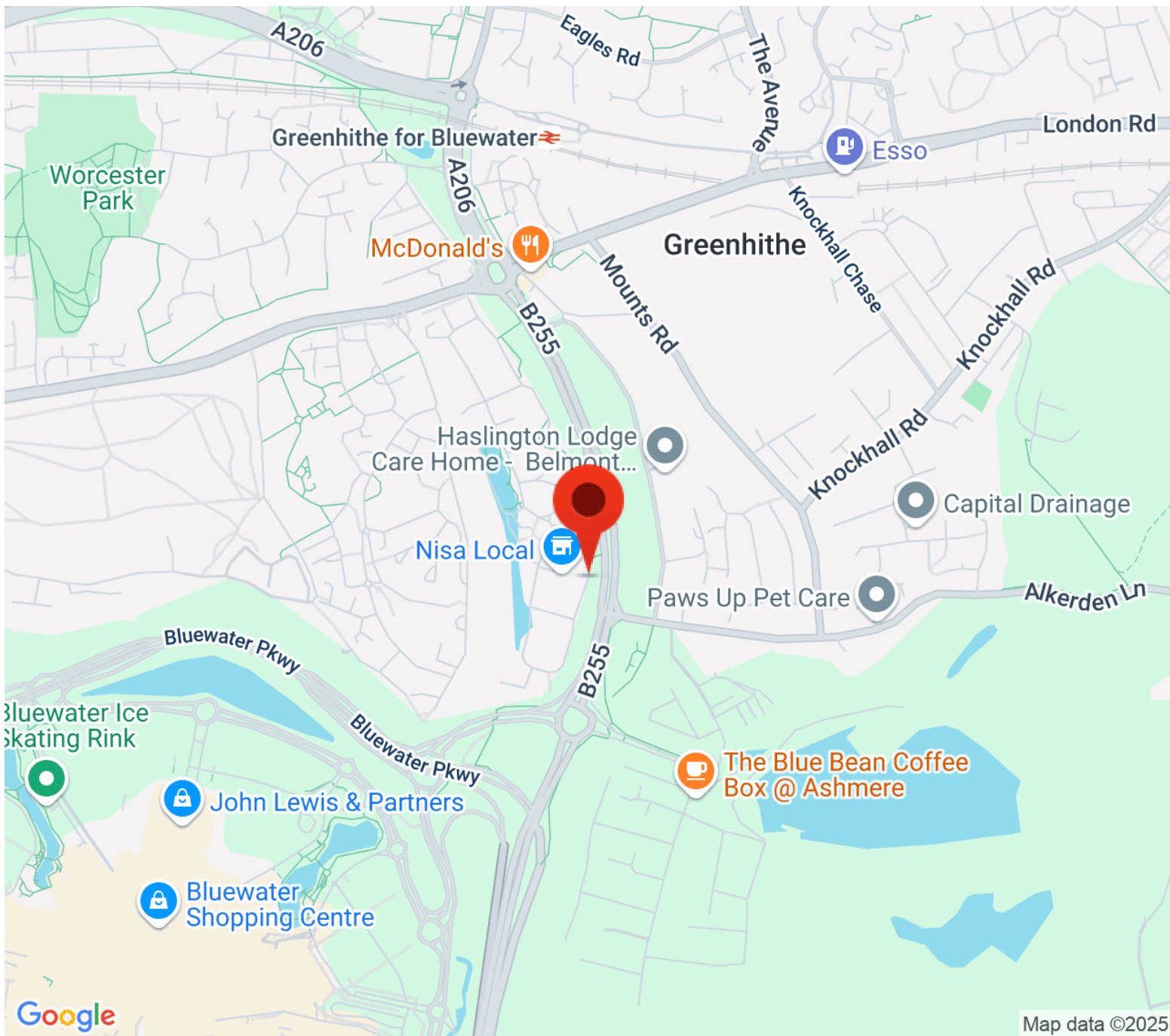
Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	83	83		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				
				

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