



Sandpiper Close, Greenhithe, DA9 9RX  
Guide price £230,000 Leasehold

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Guide Price £230,000 - £240,000 The Homes Group are delighted to present to the market this two double bedroom apartment set within the popular Waterstone Park development located within a short walk of Bluewater & Greenhithe Station. This 2nd floor apartment offers a spacious living/dining room with Juliet balcony, a modern kitchen with integrated appliances, two double bedrooms with the master benefiting from an en-suite & fitted wardrobes, family bathroom and covered parking for two cars.

The term of the lease was 125 years from 1st January 2001. The home is subject to an annual ground rent of £300 which is reviewed every 25 years. The service charges for 2024 are £2064.24. All details to be verified by the sellers solicitor.

### Communal Entrance

### Entrance Hall

### Living/Dining Room

17'8 x 12'3 (5.38m x 3.73m)

### Kitchen

7'10 x 7'9 (2.39m x 2.36m)

### Master Bedroom

10'8 x 10'4 extending to 13'11 (3.25m x 3.15m extending to 4.24m)

### En-Suite

### Bedroom Two

10'8 x 9'1 (3.25m x 2.77m)

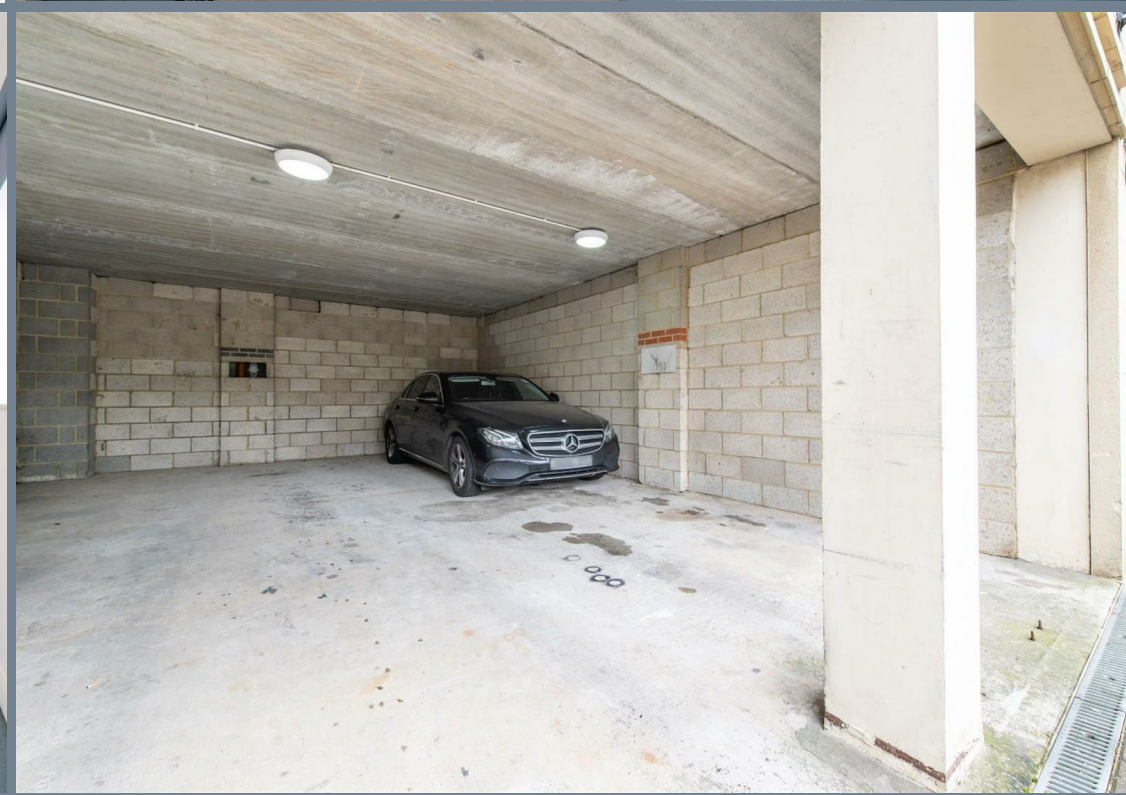
### Bathroom

### Parking

Tenure - Leasehold

Council Tax - Band C



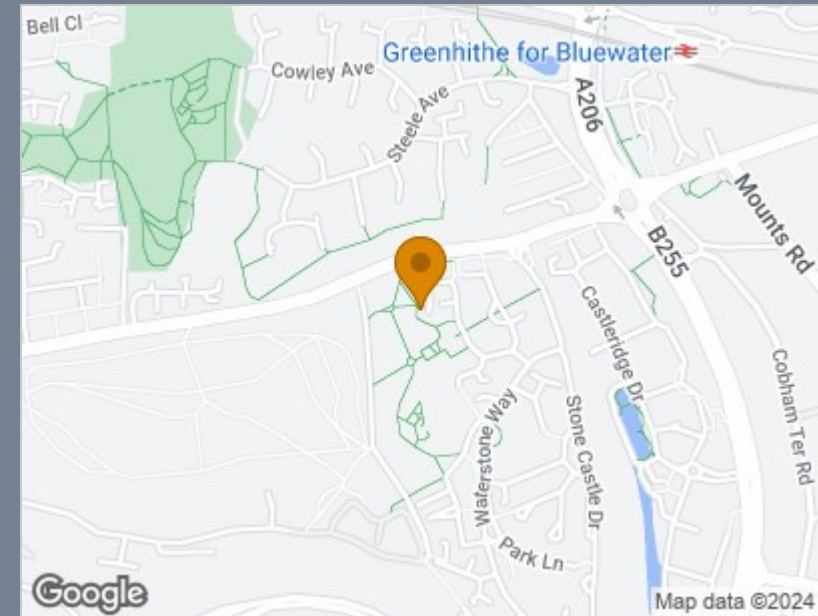


## Second Floor

Approx. 60.3 sq. metres (649.2 sq. feet)



Total area: approx. 60.3 sq. metres (649.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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