

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Location, Location, Location...**  
**Redwing Crescent, Waterstone Way**

**Offers in Excess of £215,000**  
**LEASEHOLD (232 YEARS)**

Immaculately presented and welcomed to the market, is this spacious One Bedroom 2nd Floor Apartment with large Balcony. Situated in the popular 'Waterstone Park Development' and within close proximity to a variety of local amenities including; Greenhithe Train Station (0.6 Miles), Bluewater Shopping Centre (0.9 Miles), and the A2 / M25, this superb property further benefits from open-plan living accommodation, a large balcony, secure underground parking, and a long 232 year lease. EPC Rating 81 B

**FEATURES INCLUDE:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> <b>One Bedroom Spacious Apartment</b> | <input checked="" type="checkbox"/> <b>0.6 Miles to Greenhithe Station</b> |
| <input checked="" type="checkbox"/> <b>Large Balcony</b>                  | <input checked="" type="checkbox"/> <b>Easy Access to Bluewater</b>        |
| <input checked="" type="checkbox"/> <b>Long 232 Year Lease</b>            | <input checked="" type="checkbox"/> <b>Secure Underground Parking</b>      |

REF: 11474

**0208 090 5959**  
**[www.Wisdom-Estates.co.uk](http://www.Wisdom-Estates.co.uk)**

## **The accommodation comprises:**

**COMMUNAL ENTRANCE** Welcoming you into this well-presented apartment complex is the stylish and modern Communal Entrance. Benefitting from carpeted and regularly maintained hallways, an entry-phone system, as well as carpeted stairways.

**ENTRANCE HALL 10' 4" x 10' 3" (3.15m x 3.12m)** Upon entering the apartment via the modern front door, this property is certain to leave a lasting impression. Comprising of durable wood laminate flooring laid throughout, a large storage cupboard (with plumbing), a wall-mounted radiator, and an entry-phone system.

**KITCHEN / LOUNGE / DINER 22' 6" x 12' 7" (6.86m x 3.84m)** This well designed open-plan Kitchen / Lounge / Diner has it all to offer, and measures a generous 22'6 x 12'7 at its widest points. For ease of reading we have described the areas separately below:

**KITCHEN AREA** The Kitchen area boasts an array of matching wall and base units (with worktops over), an electric oven (with worktop mounted 4 ring gas hob and over-head extractor fan), plumbing for utilities, a sink and drainer unit (with mixer taps), as well as an integrated fridge/freezer. The finishing touches are provided by the easy to maintain wood laminate flooring, and naturally well-lit ambience of the room.

**LOUNGE / DINER** Offering scenic views to front via the floor to ceiling double-glazed windows, and patio door which leads out to the balcony, the free-flowing adjoining Lounge / Diner comprises a wall-mounted radiator, and wood-laminate flooring ensuring the perfect space in which to sit back, relax, and unwind of an evening.

**BALCONY 21' x 5' (6.4m x 1.52m)** The fully-decked large Balcony is a real bonus to this property, and provides a useable outside space to sit out and enjoy the views of the surrounding area.

**MASTER BEDROOM 11' 7" x 11' 5" (3.53m x 3.48m)** This large and spacious Master Bedroom boasts plentiful natural light via the floor to ceiling double-glazed windows to front, and further benefits from wood laminate flooring, and a wall-mounted radiator.

**BATHROOM 8' x 6' 4" (2.44m x 1.93m)** The Bathroom is of a sleek and stylish design and comprises a wall-mounted radiator, and a three piece suite to include; a low-level W/C, a hand-wash basin, and a bath with wall-mounted shower and glass screen. Easy maintenance is provided via the part-tiled walls, and tile-effect flooring.

**SECURE UNDERGROUND PARKING** The well-kept communal grounds lead to the Secure Gated Underground Parking Area, which offers off street parking, guaranteeing a safe and convenient place to store your vehicles.

### **Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

### **Measurements**

Please note that all measurements are approximate.



