



00 Lightermans Way, Greenhithe, DA9 9FH Offers in excess of £230,000

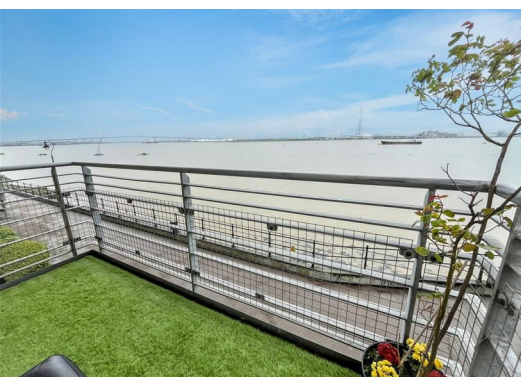
Occupying a sought-after first-floor position within this contemporary riverside development, this beautifully presented two-bedroom apartment enjoys stunning views across the Thames Estuary and offers an exceptional lifestyle opportunity for commuters, professionals and downsizers alike.

The property features a bright and spacious open-plan kitchen/living area, designed for modern living and entertaining. Large doors open onto a generous private balcony, creating the perfect space to relax and enjoy the ever-changing waterfront outlook. The apartment benefits from a well-appointed fitted kitchen, ample dining and lounge space, and an abundance of natural light throughout.

There are two bedrooms, including a principal bedroom with its own en-suite shower room and access to a second private balcony overlooking the river. A contemporary family bathroom serves the second bedroom and guests, while additional storage cupboards provide practical everyday convenience.

Set within an attractive waterside development, residents can enjoy peaceful riverside walks while remaining within easy reach of an excellent range of local amenities. Bluewater Shopping Centre, with its extensive selection of shops, restaurants and leisure facilities, is just a short drive away, whilst Greenhithe station provides direct rail connections into London. The area also benefits from excellent road links via the A2, M25 and Dartford Crossing.

This superb apartment combines modern accommodation, desirable outdoor space and breathtaking estuary views, making it an ideal home or investment opportunity.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Leasehold Information

975 years remaining on the lease
 Ground rent: £200 per annum
 Maintenance charge: £300 per month

This information is provided by the vendor and should be verified during the conveyancing process.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk