



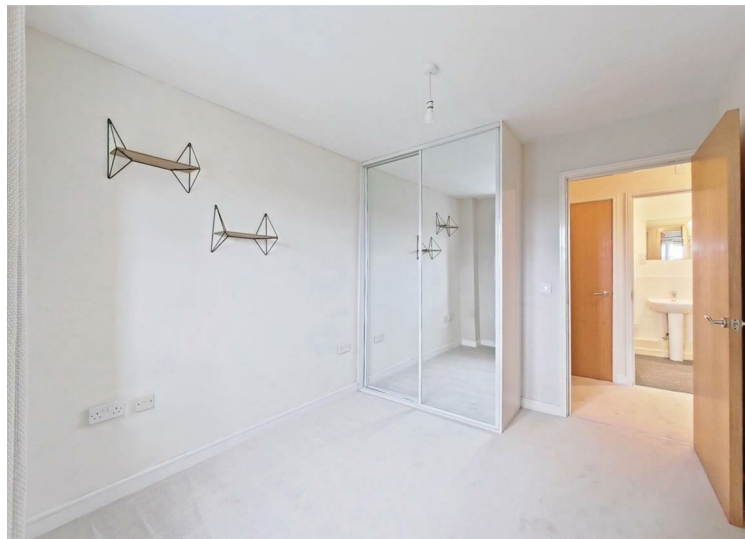
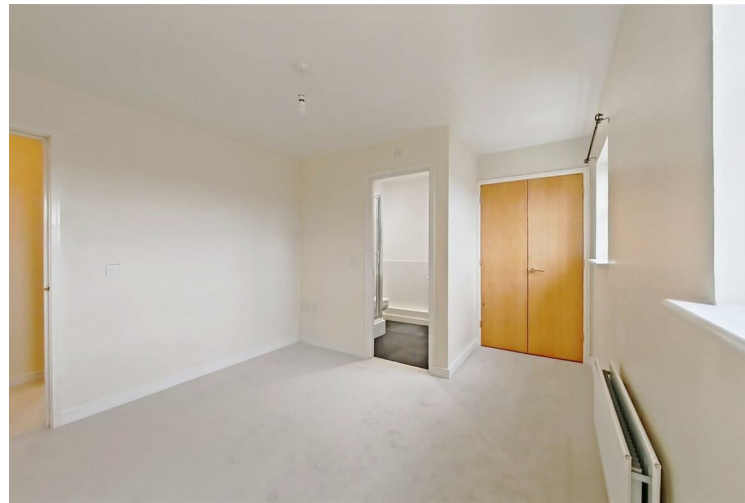
Sandpiper Close, Waterstone Park

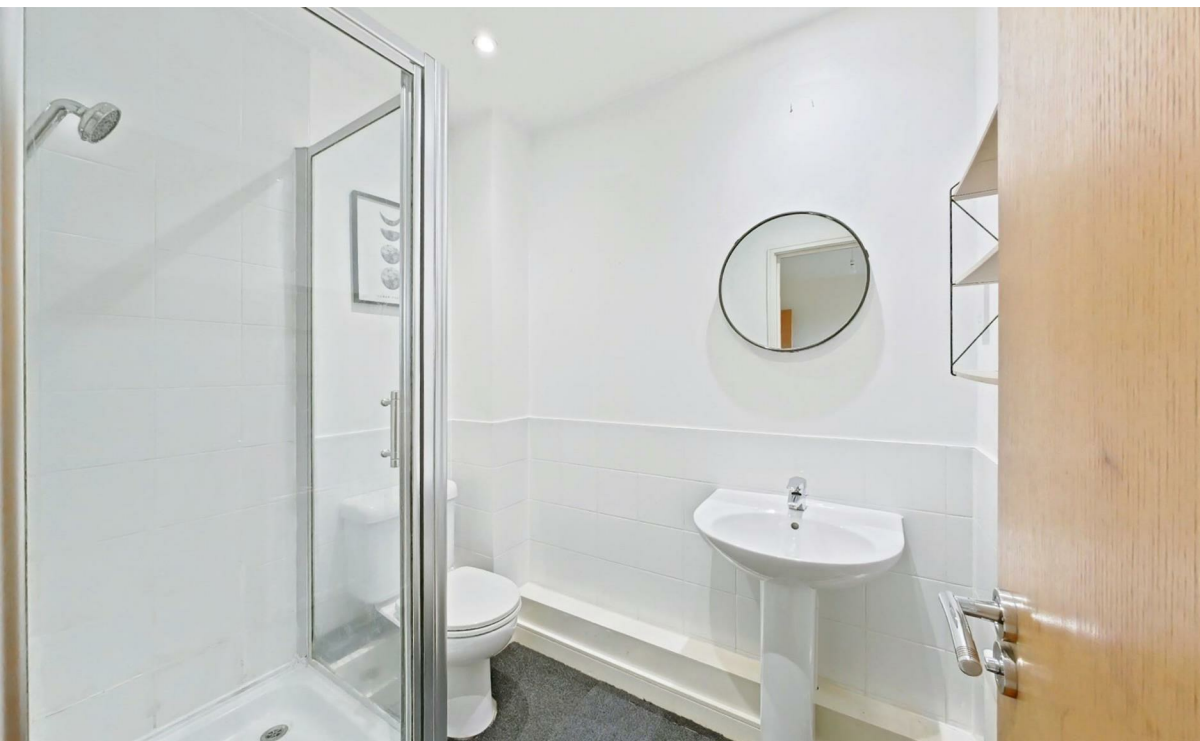
£220,000


MARTIN&CO

- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- MODERN KITCHEN AND BATHROOM
- SPACIOUS LOUNGE AND SEPARATE KITCHEN
- JULIET BALCONY
- ONE ALLOCATED PARKING SPACE
- CLOSE TO BLUEWATER SHOPPING CENTRE
- EASY ACCESS TO A2/M25/DARTFORD BRIDGE
- WALKING DISTANCE TO GREENHITHE MAIN LINE STATION
- NO CHAIN







Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Approximate Gross Internal Area
58 sq m / 624 sq ft

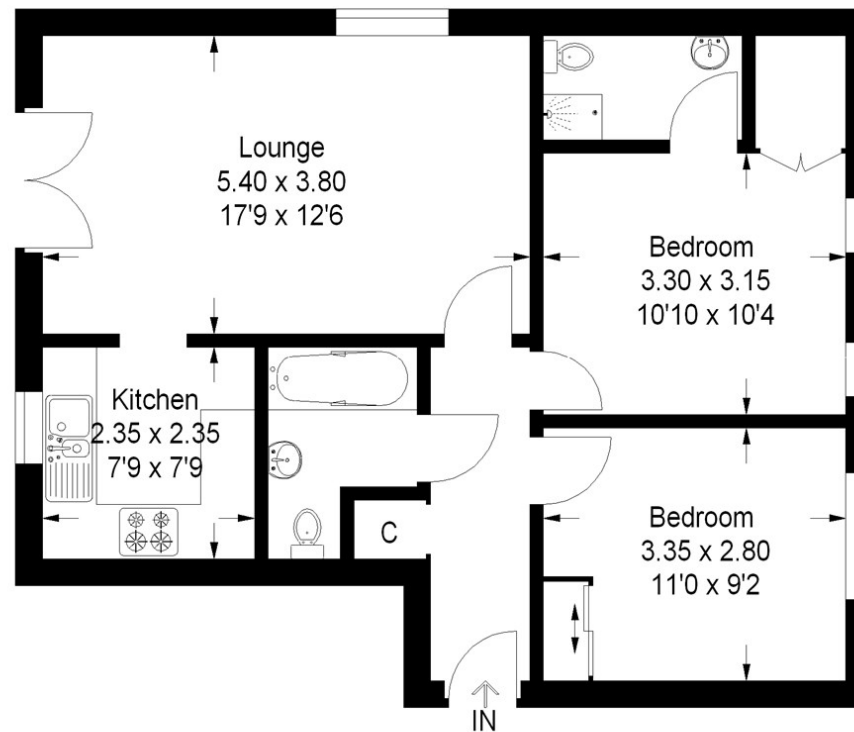


Illustration For Identification Purposes Only. Not To Scale (ID111303 / Ref:41116)

Martin & Co Medway Lettings
161 High Street, Rochester, Kent, ME1 1EH
01634 838700 . medway@martinco.com

01634 838700
<http://www.martinco.com>


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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.