

# LIVERMORES

THE ESTATE AGENTS

0 Bedrooms

Studio

Offers In The Region Of

£130,000

Located in

Greenhithe



[www.livermores.co.uk](http://www.livermores.co.uk)



# 73 Chalice Way

Greenhithe DA9 9PR



OFFERS IN THE REGION OF £130,000... Offered to the market with no onward chain, this well-presented first floor studio apartment represents an ideal opportunity for first-time buyers and investors alike. Perfectly positioned for convenience, the property enjoys a prime location close to local shops and everyday amenities.

The highly regarded Bluewater Shopping Centre is just a short distance away, offering an extensive range of retail, leisure and dining options. For commuters, Stone Crossing railway station is within easy walking distance, providing direct links into London and surrounding areas.

The property further benefits from an allocated parking space and newly installed double glazing, enhancing both comfort and energy efficiency. Early viewing is highly recommended to fully appreciate the location and potential this property has to offer.

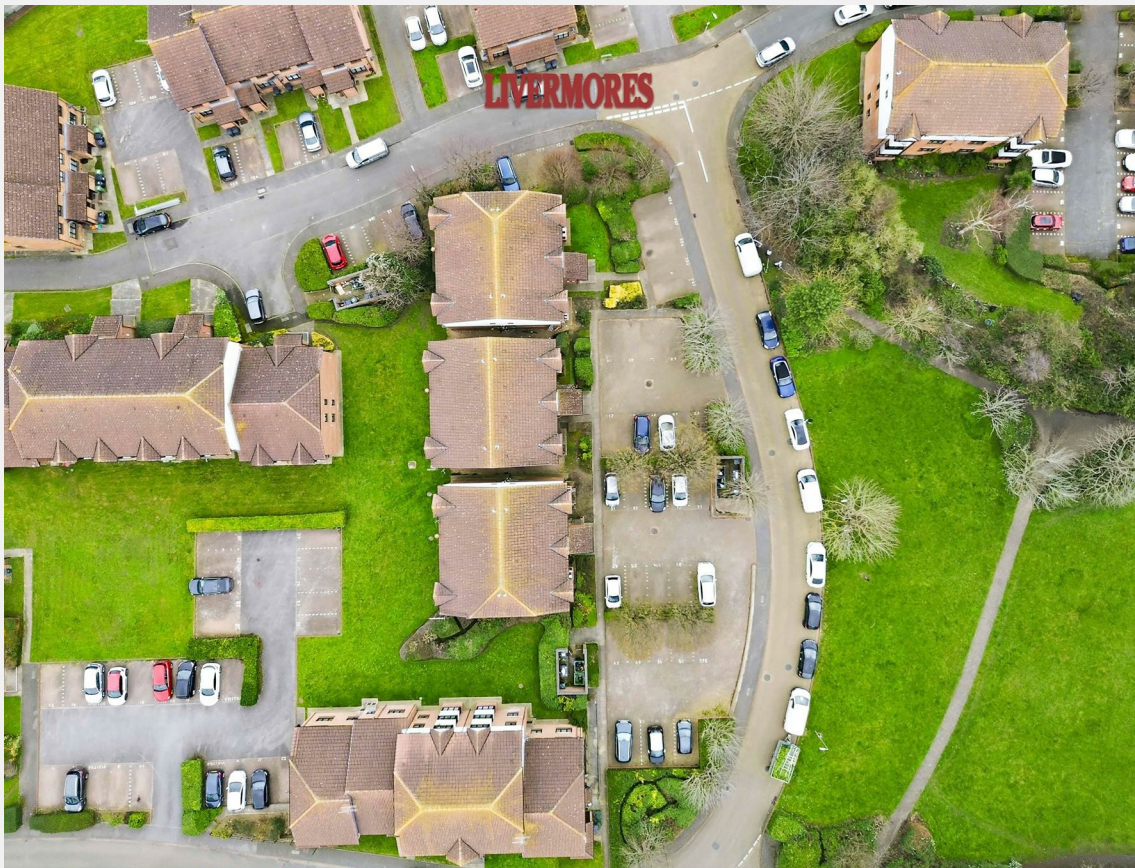


# 73 Chalice Way

£130,000 Leasehold



- OFFERS IN THE REGION OF £130,000
- NEW DOUBLE GLAZED WINDOWS
- GREAT FIRST TIME BUY OR INVESTMENT
- WITHIN CLOSE PROXIMITY TO BLUEWATER SHOPPING CENTRE
- SIMILAR PROPERTIES REQUIRED
- CHAIN FREE!
- FIRST FLOOR STUDIO FLAT
- WITHIN WALKING DISTANCE OF STONE CROSSING STATION
- ALLOCATED PARKING
- COUNCIL TAX BAND 'B', EPC RATING 'C'





## Council Tax Band B

## Local Authority Dartford Borough Council

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 77                         | 79        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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