



Brown & Brand



Louvain Road
Greenhithe, DA9 9DY

- Modern purpose built 1 bed apartment
- Recently redecorated and refitted
- Close to Bluewater, M25, Local station and hospital
- Modern kitchen with appliances

£170,000





Property Description

Recently upgraded and ideally located, this modern purpose-built one-bedroom apartment offers an excellent opportunity for both first-time buyers and investors.

Situated with easy access to the M25, Ebbsfleet International Station, Bluewater Shopping Centre and Darenth Valley Hospital, the property has recently undergone a programme of improvements including redecoration, re fitting and new carpets throughout.

The accommodation comprises a communal entrance hall with security entry phone system, leading to a private entrance hall with useful storage. There is a generously sized bedroom with built-in wardrobes, a modern refitted three-piece bathroom, an attractive lounge and a contemporary refitted kitchen with integrated appliances.

Further benefits include allocated parking bays and additional visitor parking.

Offering modern, ready-to-move-into accommodation in a convenient location, this property would make an ideal first-time purchase or buy-to-let investment.



ACCOMMODATION

accommodation approached via communal entrance door with Stairs to all floors. Personal entrance door with security entry phone system giving access to.

ENTRANCE HALL

carpet. Electric heater. Artex ceiling. Built-in coats/storage cupboard with upgraded trip switches. Doors to all rooms.

MASTER BEDROOM

13' 5" x 10' 1" (4.09m x 3.07m) Carpet. Electric heater. Double glazed window to rear. Artex ceiling. Built-in double door wardrobe.



BATHROOM

Fitted in a modern white three piece suite comprising panel bath with mixer shower attachment with glass screen, wash hand basin and WC inset to vanity unit and worktop. Tiling to bath and sink area. Large recess for storage. Stainless steel towel rail/radiator. Wall mounted heater. Built in cupboard housing hot water tank. Double glazed window. Artex ceiling.

LOUNGE

13' 6" x 11' (4.11m x 3.35m) Carpet. Electric heater. Double glazed window to rear. Artex ceiling. Door to kitchen

KITCHEN

11' x 6' 4" (3.35m x 1.93m) Fitted in a modern range of high gloss kitchen cupboards to ground and eyelevel with worktop over. Inset coloured single bowl single drainer sink unit. Inset oven and grill with electric hob and extractor over. Space for freestanding fridge/freezer. Space and plumbing for washing machine. Double glazed window to rear. Artex ceiling. Wall mounted heater.



PARKING

via reserved bay for each apartment with visitors bays

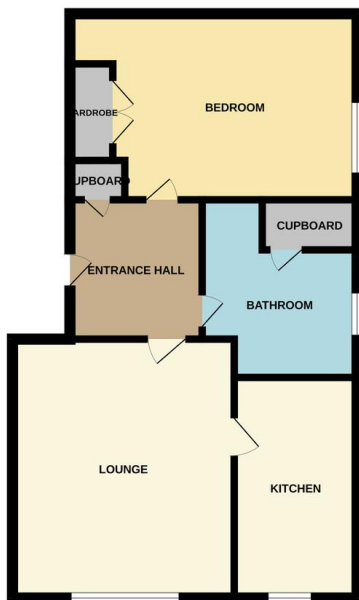
MATERIAL INFORMATION

Lease Remaining - 199 years

Ground Rent - £100 Per Annum

Service Charge - £1,638.44 Per Annum





Energy performance certificate (EPC)			
45, L ocean Road GREEN FORTH DA8 8DY	Energy rating B	Valid until:	2 September 2038
		Certificate number:	9478-9027-7211-7110-0204
Property type		Mid-floor flat	
Total floor area		45 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score			
This property's energy rating is B. It has the potential to be B.			
See how to improve this property's energy efficiency.			
The graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
For properties in England and Wales: the average energy rating is D the average energy score is 50			
Score	Energy rating	Current	Potential
91-101	A		
81-91	B		
69-81	C		
55-69	D		
39-55	E		
21-39	F		
1-21	G		