

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat

Offers In The Region Of

£140,000

Located in

Greenhithe



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



# Flat 1, 7 Cobham Terrace, Bean

Greenhithe DA9 9HZ



OFFERS IN THE REGION OF £140,000... Livermores are proud to present this well-presented ONE DOUBLE BEDROOM basement flat to the market. This property has its own private entrance when compared to the other apartments within the building, and comprises with a large lounge area, one double bedroom, RECENTLY REFURBISHED kitchen & bathroom.

In addition, the property is located within 0.3 miles from GREENHITHE STATION and within close proximity to Bluewater Shopping Centre.

Furthermore, the property has NO GROUND RENT and £780 annual service charge, with a 997 YEAR LEASE. This property would be an excellent first-time buy or investment. The flat includes a 25% share of the freehold, which makes the new owner a director of the management company. VIEWING HIGHLY RECOMMENDED.



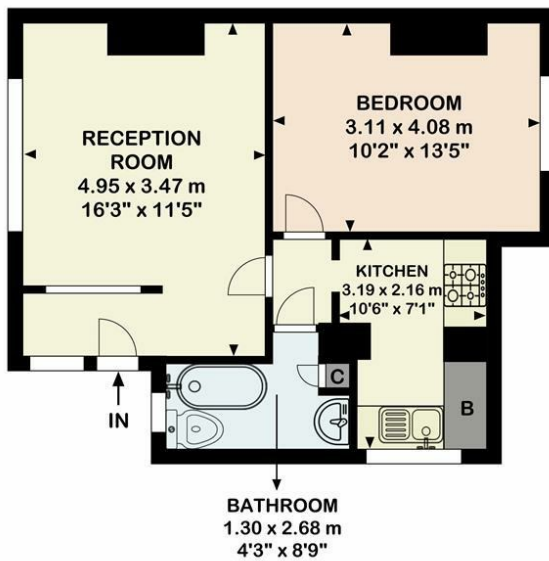
# Flat 1, 7 Cobham Terrace, Bean

£140,000 Leasehold - Share of Freehold



- OFFERS IN THE REGION OF £140,000
- ONE DOUBLE BEDROOM BASEMENT FLAT
- CHAIN FREE!
- COMMUNAL GARDEN
- SIMILAR PROPERTIES REQUIRED
- FANTASTIC INVESTMENT OR FIRST-TIME BUY
- RECENTLY REFURBISHED BATHROOM & KITCHEN
- CENTRAL HEATING
- CLOSE PROXIMITY TO GREENHITHE STATION & BLUEWATER SHOPPING CENTRE
- COUNCIL TAX BAND - A, EPC RATING - C





Lower Ground Floor

### Cobham Terrace Rd DA9

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. Powered by airvideography.com

## Council Tax Band A

## Local Authority DARTFORD

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>                            | 69                      | 77        |
| (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 2002/91/EC |           |

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