



Dan Thomas
— & Co. —



Capability Way, Ingress Park
Greenhithe

Guide Price
£230,000

Tenure: Leasehold

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Situated on the ever popular Ingress Park is this spacious, well-presented, one bedroom apartment - a fantastic opportunity for first time buyers or buy-to-let investors.

Located on the first floor of a contemporary block, the property comprises entrance hall, a spacious double bedroom, a sizeable bathroom with shower-above-bath, and a large, open-plan kitchen/living/dining arrangement, boasting dual aspect and allowing for an abundance of natural light.

It also boasts a spacious, DOUBLE LENGTH GARAGE, adding to the convenience and perfect for those needing secure off-road parking, or plenty of storage.

The flat comes with over 970 years unexpired on its lease.

The development is popular for its open green spaces and a pleasant walk along the River Thames, whilst it is also within close proximity to Bluewater Shopping Centre and Greenhithe train station.

Greenhithe station offers frequent services to London Bridge, Cannon Street, Waterloo East, Charing Cross and Lewisham (for the DLR). Journey times into central London take approx 45 minutes.

For those who drive, Ebbsfleet International is within easy reach, offering High Speed services to Stratford and St Pancras International (for Kings Cross).

The M25, Dartford Tunnel and A2 are within a couple of miles of Greenhithe. There are also many local bus routes serving the area, including the Fast Track bus from Dartford to Gravesend via Ebbsfleet.

Enquire now to arrange your viewing slot.

Tenure: Leasehold

Lease length: Approx 973 years left remaining

Service Charge: £1470 per annum


Ground Rent: £324 per annum

Council Tax Band: C









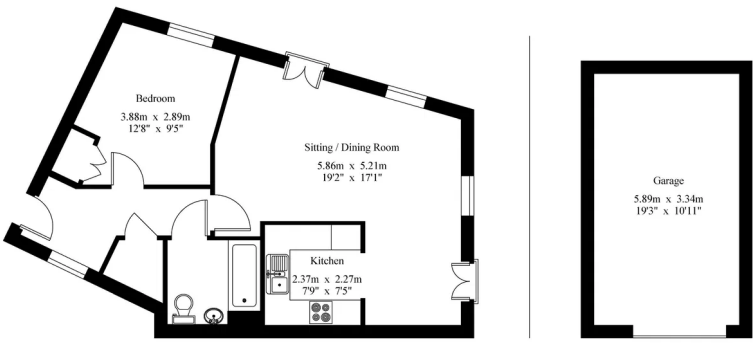
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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House - Gross Internal Area : 55.7 sq.m (599 sq.ft.)
Garage - Gross Internal Area : 20.6 sq.m (221 sq.ft.)

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Bedroom
3.88m x 2.89m
12'8" x 9'5"

Sitting / Dining Room
5.86m x 5.21m
19'2" x 17'1"

Kitchen
2.37m x 2.27m
7'9" x 7'5"

Garage
5.89m x 3.34m
19'3" x 10'11"

First Floor



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