



Dan Thomas
— & Co. —



Evelyn Walk, Greenhithe
Greenhithe

Offers Over
£230,000

Tenure: Leasehold

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

This modern, ground floor, two-bedroom apartment is offered to the market with no chain, and as a brilliant option for first time buyers, investors or downsizers.

Situated in the popular Greenhithe Village and close to a variety of local amenities, the property has been well maintained throughout and offers its prospective buyer a move, with no work required.

The property comprises; entrance hall with storage/utility cupboard, a bright and spacious, open-plan living/kitchen arrangement, a generously proportioned master bedroom with en-suite shower room, a smaller second double bedroom, as well as a separate, main bathroom with shower-above-bath.

Additional benefits include secure, allocated, under-ground car parking, central heating, double glazing throughout, and a door from the living space to a small rear courtyard. There are also a number of open green spaces nearby, which present some fantastic views of the River Thames.

There is a healthy lease length, with approximately 109 years unexpired, whilst ground rent and service charges are relatively modest when compared to similar, local developments

The property is within walking distance of Greenhithe train station, which offers regular, direct services to London – making this a fantastic base for working professionals & commuters. The area is serviced by a Fast-track bus service to Bluewater and Dartford, whilst Bluewater Shopping Centre is also within easy reach. In addition, there are superb road links to the A2 and M25.

Enquire now to book your viewing slot.

This block is EWS1 compliant and the sellers hold the relevant forms to confirm the same.

Tenure: Leasehold

Lease Length: Approx 109 years left remaining.

Ground Rent: £250 per annum

Service Charge: £1910 per annum

Council Tax Band: D












Energy Efficiency Rating

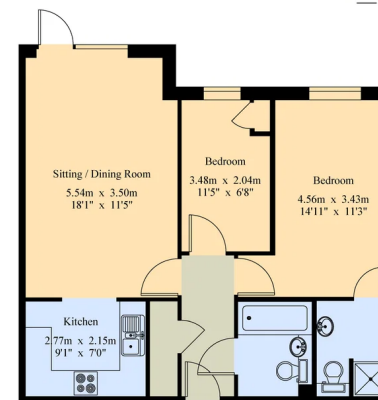
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	




Serenity Court
 Gross Internal Area : 60.5 sq.m (651 sq.ft.)

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Ground Floor



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