



Ingress Park Avenue

Greenhithe | Kent | DA9 9GN



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Greenhithe, Kent, DA9 9GN

Asking Price £550,000

Leasehold

Welcome to your dream riverside residence! Nestled in the prestigious Ingress Park, this stunning duplex penthouse offers the epitome of luxury living with breathtaking views of the River Thames and historic Ingress Abbey.

This magnificent penthouse features a wealth of luxury living notably a large open plan living space, a spiral staircase leading to a galleried room on the second floor in which the vendors have created the perfect area to relax in or entertain guests and three generously sized double bedrooms, each offering a tranquil retreat with plush carpets and en-suite bathrooms, providing ultimate privacy and comfort for residents and guests. With four bathrooms in total, convenience is never compromised.

Ascend the spiral staircase to discover the pièce de résistance - a sprawling 40ft roof terrace, offering an idyllic oasis to unwind or entertain while soaking in panoramic views of the River Thames and the majestic Ingress Abbey.

Parking is never an issue with space for four cars including a double garage, double carport and one further parking space. Plus, there is the added benefit of lift access to the property.

Transport links are conveniently accessible, with nearby Greenhithe station providing swift connections to London and beyond, ideal for commuters. For motorists, easy access to A2/M25 motorways ensures seamless travel throughout the region.

Ingress Park itself boasts an array of amenities, including scenic walking trails, and lush green spaces, providing a serene escape from the hustle and bustle of city life. Additionally, the nearby Bluewater Shopping Centre offers an eclectic mix of shops, restaurants, and leisure facilities, catering to every lifestyle need.

Experience the pinnacle of riverside living in this exceptional penthouse apartment, where luxury, tranquillity, and convenience converge to create a truly unparalleled lifestyle. Don't miss the opportunity to make this your new home! Contact us today to arrange a viewing.

Benefitting from:

- Duplex Penthouse Apartment
- Three Double Bedrooms
- Four Bathrooms
- Galleried Entertainment Area
- Lift Access
- 40ft Roof Terrace
- Parking For Four Cars



Accommodation

Entrance Area: Carpet. Cupboard housing water tank. Video entry phone system.

Lounge: 8.8m x 6.3m (28'10" x 20'8") Wood laminate flooring with fitted carpet section. Triple aspect double glazed bay windows. Four radiators. Spiral staircase to second level.

Bedroom Three: 4.72m x 2.72m (15'6" x 8'11") Double glazed bay frosted window. Radiator. Walnut flooring.

En-suite: Radiator. Tiled flooring. Double shower. Low level WC. Wash hand basin. Spotlights. Part tiled walls.

Family Bathroom: Amtico feature wall. Part tiled walls. Victorian style heated towel rail. Amtico panelled bath. Solid marble wash hand basin. Low level WC. Integrated Bose speaker.

Galleried Landing: Double aspect. Three radiators. Amtico dance floor. Bose sound bar. Access to roof terrace.

Kitchen: 3.45m x 3.38m (11'4" x 11'1") Double glazed window. Sink unit. Range of wall and base units with granite work tops over. Range cooker with extractor hood. Space for fridge freezer. Amtico flooring. Spotlights. Bose sound bar. Integrated dishwasher. Integrated washing machine. Radiator.

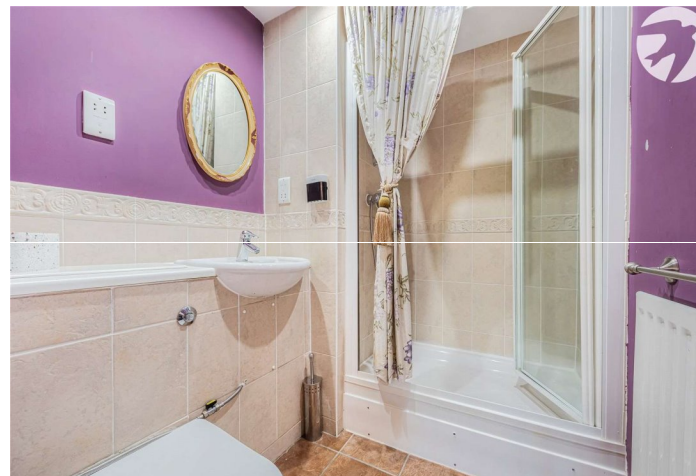
Bedroom One: 5.16m x 5.03m (16'11" x 16'6") Cooper vertical radiator. Carpet. Double glazed sky light. Spotlights. Five door built in wardrobes. Double glazed door leading to roof terrace.

En-suite: 2.24m x 2.03m (7'4" x 6'8") Double glazed sky light. Radiator. Vanity wash hand basin. Low level WC. Tiled surround. Tiled flooring. Double shower. Spotlights.

Walk in Wardrobe: Carpet. Spotlights. Radiator.

Bedroom Two: 3.8m x 3.4m (12'6" x 11'2") Double glazed window. Carpet. Four door built in wardrobes. Radiator. Double glazed door leading to roof terrace.

Bathroom for Bedroom Two: Frosted double glazed window. Double shower. Radiator. Amtico flooring. Part tiled walls. Wash hand basin. Low level WC. Spotlights.





Exterior

Roof Terrace: 40ft x 31ft. Paved with Indian sandstone. Lawn area. Cast iron railings. Views over bridge and river.

Parking: Double garage. Double carport. One further Parking space.

Additional Information

Dartford Borough Council - Tax Band F

Total floor area: 161 sq. metres

EPC Rating - C

Leasehold Information

Lease created in 2003 for 999 years

Remaining term on lease: 978 years (2024)

Current annual ground rent: £200pa

Current annual service charge: approximately £6000pa

(All information regarding lease term and service charges have been provided by the seller and should be verified by your solicitor).





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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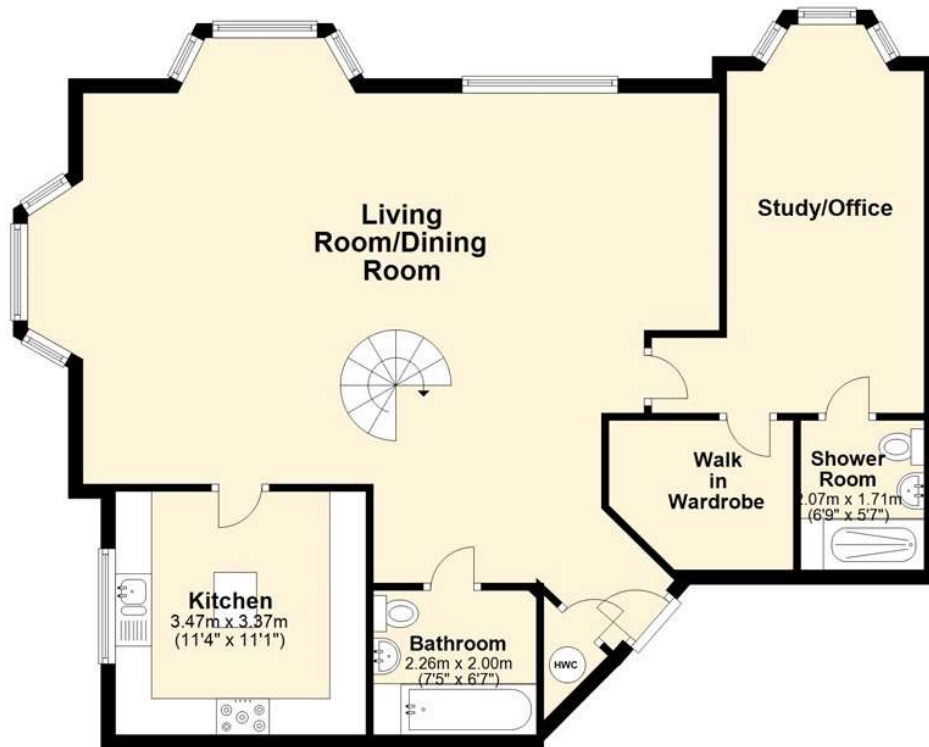
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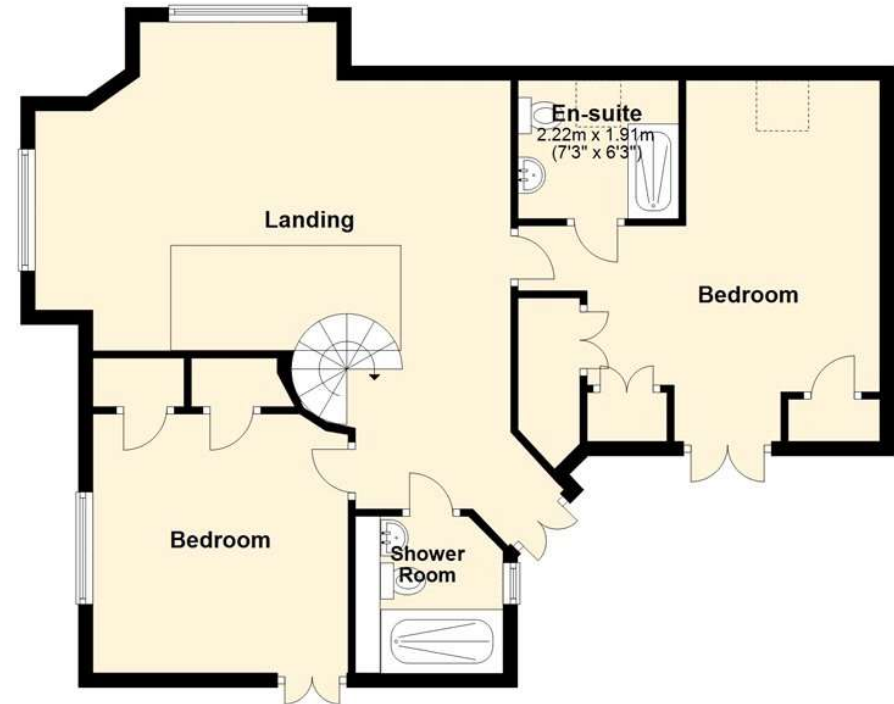
Ground Floor

Approx. 96.6 sq. metres (1040.3 sq. feet)



First Floor

Approx. 77.7 sq. metres (836.4 sq. feet)



Total area: approx. 174.4 sq. metres (1876.8 sq. feet)

This plan is for general layout guidance and may not be to scale
Plan produced using PlanUp.

