



Alderman House | Carmichael Avenue, Greenhithe, DA9 9TD



Guide Price: £240,000 to £250,000 Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you



## Alderman House, Carmichael Avenue

Introducing an exquisite two-bedroom, two-bathroom apartment with direct river views, nestled within the prestigious Ingress Park Development. This residence offers a seamless open plan living space, ideal for modern lifestyles, complemented by front and rear balconies and secure underground parking.

Ingress Park is known for its well-tended communal areas and a welcoming community ambiance.

Conveniently situated near a host of local amenities, including Bluewater shopping centre with its multitude of dining establishments and leisure facilities as well as the close proximity to major transport links make this property a great buy for those seeking a harmonious balance of modern living and natural beauty.

## Property Features

- \*Tenant in Situ – Investors Only\*
- Ingress Park Development
- Two balconies
- Secure underground parking
- No chain
- River views
- En-suite to master



## Interior

**Entrance Hall:** Door to front. Entry phone system. Wall mounted electric heater. Two storage cupboards. Laminate wood flooring.

**Lounge Area:** 5.66m x 4.42m (18'7" x 14'6") Double glazed door to balcony. Double glazed window to front. Wall mounted electric heater. Laminate wood flooring.

**Kitchen Area:** Open plan to lounge: Range of matching wall and base units with work surfaces over and splash backs. Sink unit with drainer. Integrated fridge/freezer. Integrated washing machine. Electric oven and hob with extractor hood. Spotlights.

**Bedroom One:** 4.78m x 2.95m (15'8" x 9'8") Double glazed door to balcony. Double glazed window to balcony. Built in Wardrobe. Wall mounted electric heater. Laminate wood flooring.

**En Suite:** Low level WC. Pedestal wash hand basin. Shower cubicle. Heated towel rail. Part tiled walls. Spotlights. Laminate flooring.

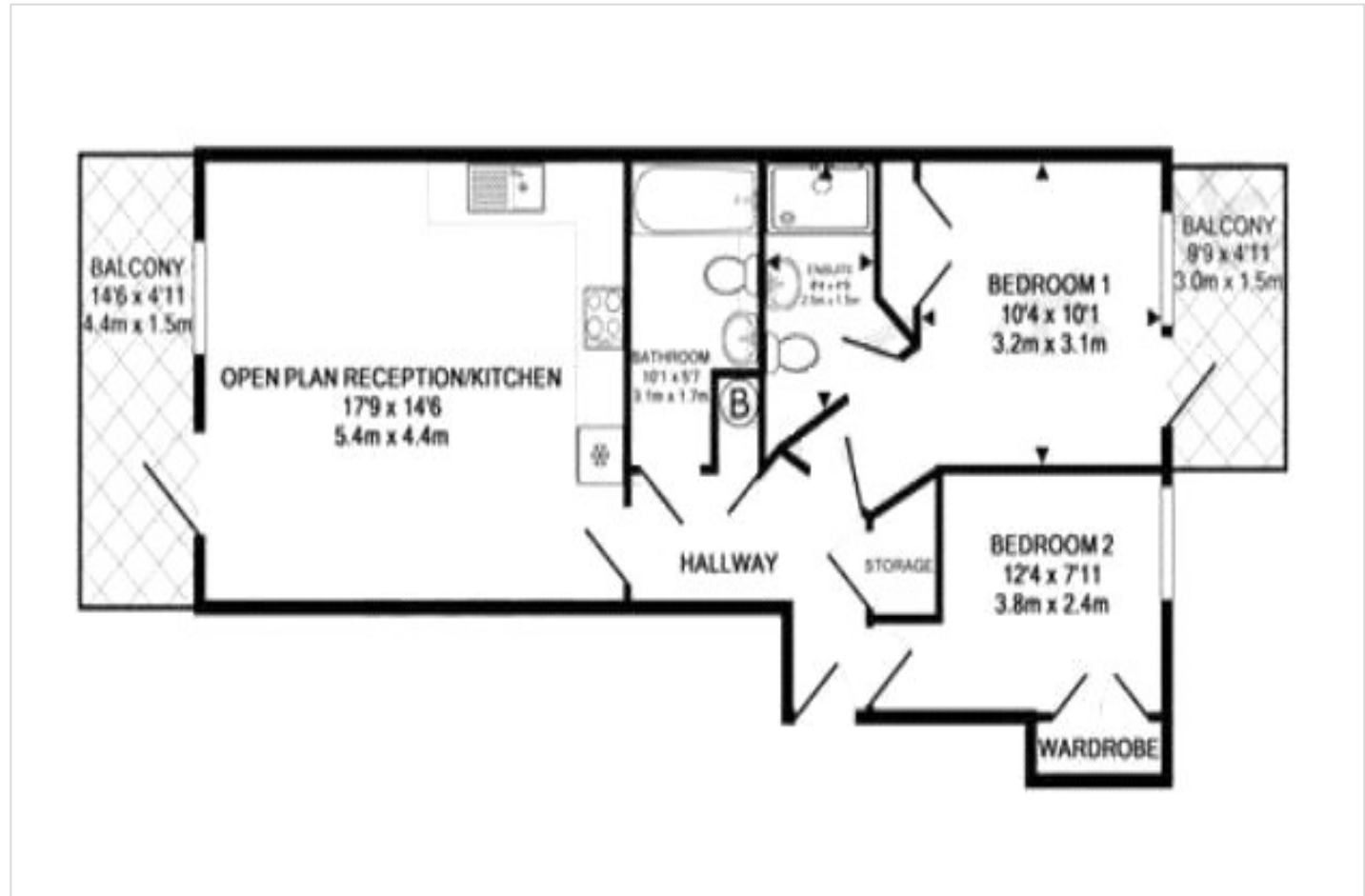
**Bedroom Two:** 3.94m x 2.4m (12'11" x 7'10") Double glazed window to rear. Built in wardrobe. Wall mounted electric heater. Laminate wood flooring.

**Bathroom:** 3.18m x 1.7m (10'5" x 5'7") Low level WC. Pedestal wash hand basin. Panelled bath with shower attachment and shower screen. Heated towel rail. Part tiled walls. Laminate flooring.

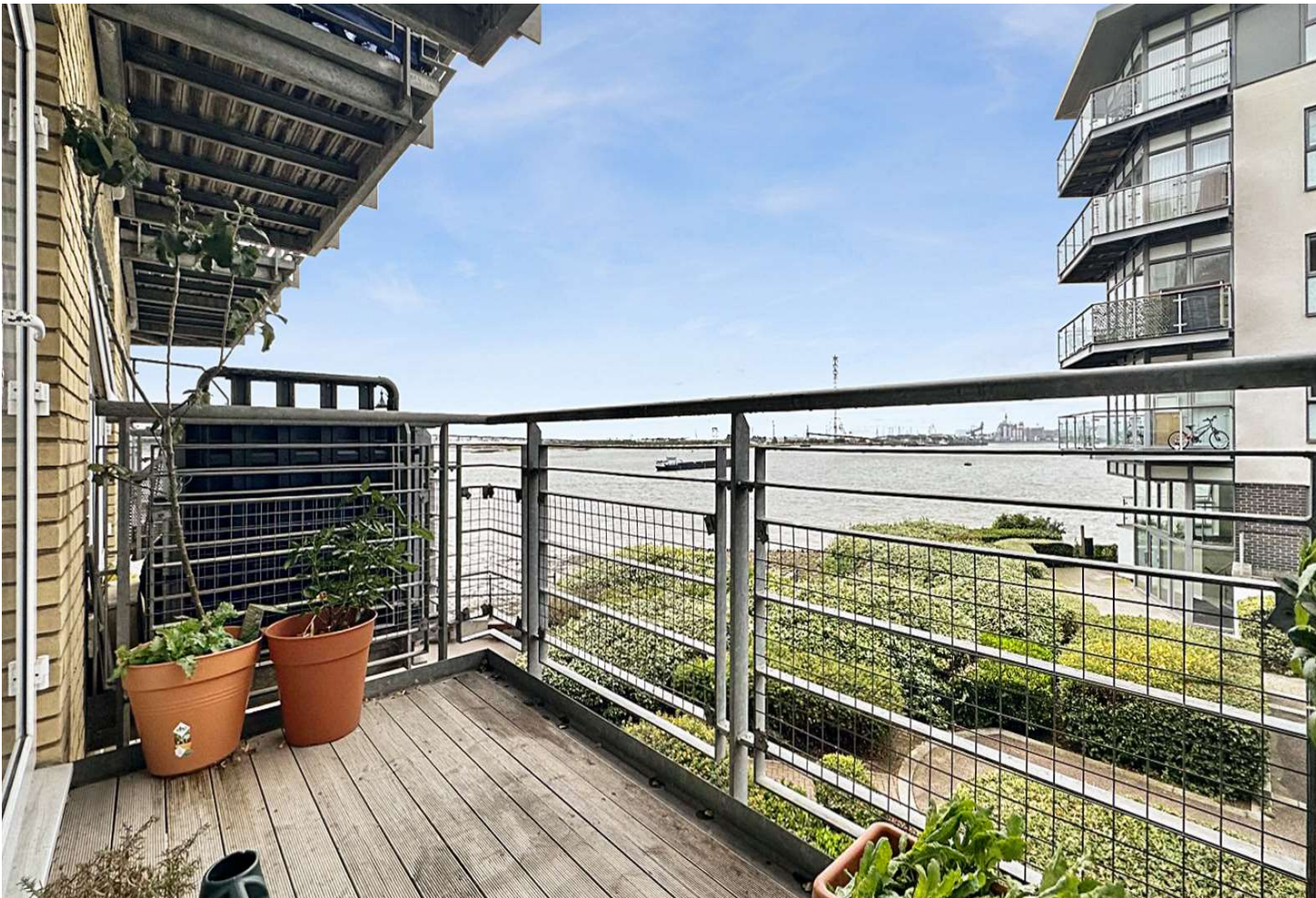
## Exterior

**Parking:** One allocated parking space.

Two private balconies with river views.

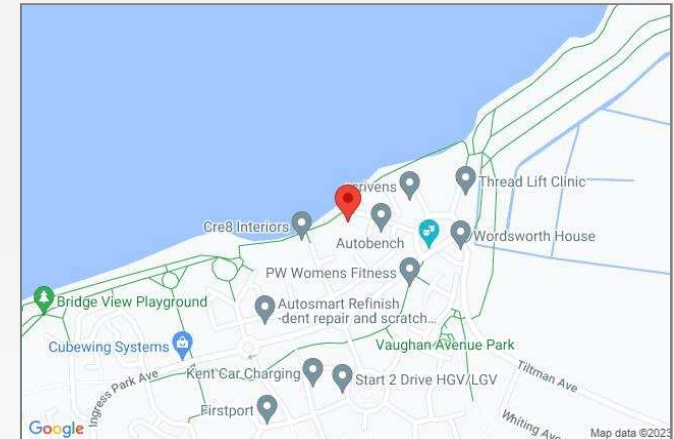






## Property Location

Alderman House, Carmichael Avenue, Greenhithe, DA9 9TD



## Additional Information

Dartford Borough Council - Tax Band D

Total floor area: 60 sq. metres

Tenant in Situ – Investors Only

## Leasehold Information

Remaining term on lease: 998 years

Annual service charge: £1,099.00 pa

Annual ground rent: £125.00 pa

Development charge: £136.00 pa

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

**FOR MORE INFORMATION  
CONTACT US TODAY.**

01322 624440

Robinson Jackson  
39 High Street,  
Swanscombe  
Kent,  
DA10 0AG

swanscombe@robinson-jackson.com



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.