



## Clarinda House | Clovelly Place, Greenhithe, DA9 9FB

 2  2  1    Guide Price £270,000    Leasehold

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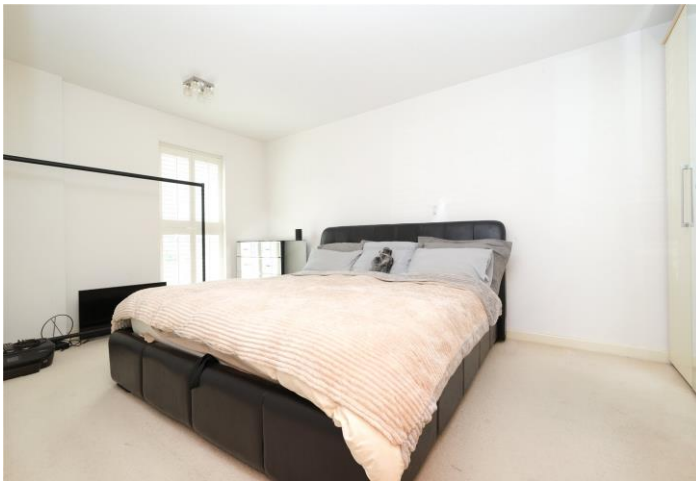


# Clarinda House, Clovelly Place

**\*\*CASH BUYERS ONLY\*\*** Robinson Jackson are delighted to present this two double bedroom ground floor apartment that comes with En-suite to the master and a lovely courtyard terrace to the outside also benefitting from secure underground parking space. The property currently holds a B2 EWS1 rating but is due to undergo improvement works to rectify this. It has been confirmed that the costs involved would not be passed across to the homeowner.

## Property Features

- Council Tax: D
- EPC Rating: To be confirmed
- Cash Buyers Only
- Riverside Views
- Decked Terrace Area
- Two Double Bedrooms
- Ground Floor Apartment
- En-Suite To Master Bedroom



## Interior

**Entrance Hall:** Storage cupboard with plumbing for washing machine. Storage cupboard housing electric. Laminate flooring.

**Lounge/ Kitchen:** 6.35m (20'10") x 3.48m (11'5") narrowing to 2.64m (8'8") Kitchen Area: Range of wall and base units with work surfaces over. Stainless steel sink with drainer. Electric oven. Induction hob and extractor fan. Integrated fridge freezer.

Lounge Area: Double glazed door and window to terrace area with shutters. Radiator. laminate flooring.

**Bedroom One:** 5.05m x 2.41m (16'7" x 7'11") Double glazed window with shutters. Radiator. Carpet.

**En-Suite:** Shower cubicle. Low level WC. Heated towel rail. Wash hand basin. Local tiling to walls. Spotlights. Carpet.

**Bedroom Two:** 2.6m x 3.05m (8'6" x 10') Double glazed window with shutters. Radiator. Carpet.

**Bathroom:** Panelled bath with shower attachment. Wash hand basin. Low level WC. Tiled walls and flooring. Spotlights.

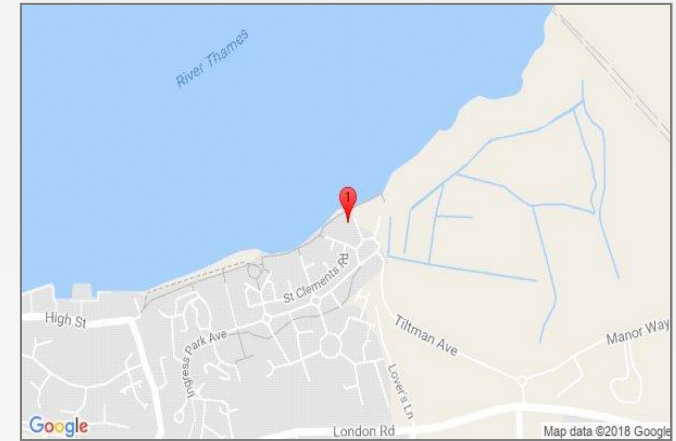






## Property Location

Clarinda House, Clovelly Place, Greenhithe, DA9 9FB



## Additional Information

Dartford Borough Council-Tax Band D

Total floor area- TBC

## Exterior

Decked terrace area: Approximately 39ft.

Parking: Secure underground parking space.

## Leasehold Information

Lease Length - 978 years remaining

Ground Rent -£160 paid every 6 months

Service Charge - £243.44 per month

Estate Charge -£149 every 6 months

(All information regarding lease term and service charges are based on information supplied by the seller and should be verified by your solicitor).

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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