

Sandpiper Close | Greenhithe, Kent, DA9 9RY

-1

2 1





## Sandpiper Close, Greenhithe

Located on the ever popular Waterstone Park Development; Robinson-Jackson are delighted to present this modern two bedroom flat with views across local parkland. This property has been lovingly redecorated by the current owners and offers a light and airy reception room, modern fitted bathroom and two bedrooms offering views across the rooftops to the River Thames.

The property also benefits from a secure intercom system, allocated parking space and walking distance to Greenhithe train station, Bluewater Shopping

#### Centre and other local amenities. **Property Features**

- Council Tax: C
- EPC Rating: C
- Two Bedrooms
- Modern Fitted Bathroom and Kitchen
- Views Across Local Green Space
- Allocated Parking Space
- Walking Distance to Greenhithe Train Station
- Located on the Popular Waterstone Park Development









#### Interior

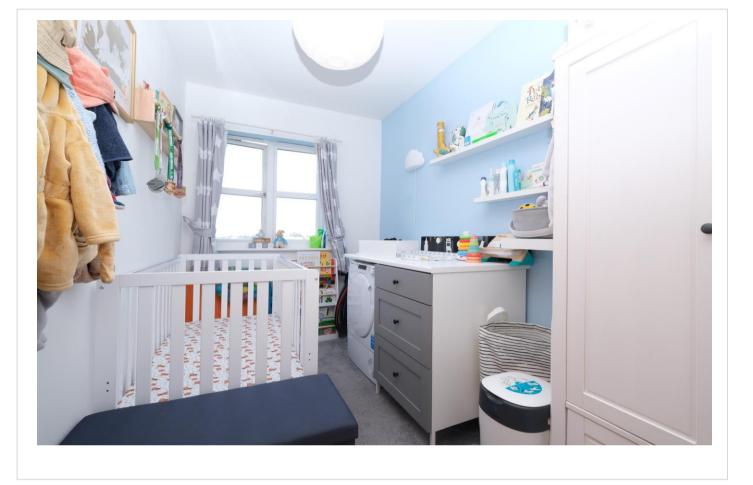
**Living Area:** 6.12m x 4m (20'1" x 13'1") Double glazed window to rear. Double glazed Juliette balcony to rear. Laminate flooring. Open to kitchen.

**Kitchen:** Double glazed window to rear. Range of wall and base units with work surfaces over. Integrated washing machine. Integrated fridge freezer. Integrated electric oven. Gas hob. Laminate flooring. Splash backs. Open to living area

**Bedroom One** 3.58m x 2.95m (11'9" x 9'8") Double glazed window to front. Laminate wooden flooring. Radiator.

**Bedroom Two:** 3.33m x 1.88m (10'11" x 6'2") Double glazed window to front. Radiator. Carpet.

**Bathroom:** 2m x 1.93m (6'7" x 6'4") Walk in shower. Spotlights. Extractor fan. Vanity wash hand basin. Low level WC. Part tiled walls. Laminate flooring. Heated towel rail.









#### **Additional Information**

Dartford Borough Council-Tax Band C

#### **Exterior**

Parking: One allocated parking space

### **Leasehold Information**

Lease created on: 17th December 2003 for 125 yrs.

Remaining term on lease: 106 years

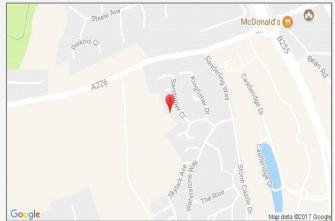
Current ground rent: £300 per year

Current service charge: £1400 per year

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

#### **Property Location**

Sandpiper Close, Greenhithe, Kent, DA9 9RY





# FOR MORE INFORMATION CONTACT US TODAY.

01322 624440 Robinson Jackson 39 High Street,

Swanscombe Kent,

DA10 OAG

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.