



Empire Walk | Greenhithe, Kent, DA9 9FU



Guide Price: £250,000-£260,000

Leasehold

ROBINSON-JACKSON
Our service will *move* you

Empire Walk, Greenhithe

Robinson Jackson are delighted to present this charming two-bedroom first/top floor flat located on the sought after Ingress Park Development. Recently upgraded, enjoy the luxury of a new kitchen and bathroom, adding a touch of modern elegance to your daily routine. The convenience of an ensuite shower room ensures comfort and privacy, while a south-facing balcony bathes the living space in natural light, perfect for enjoying sunny mornings or tranquil evenings. With the added bonus of a loft space, providing additional storage and an allocated parking space, don't miss out on this exceptional opportunity – schedule a viewing today and make this beautiful flat your own sanctuary.

Property Features

- First/Top Floor
- Two Double Bedrooms
- South Facing Balcony
- Popular Ingress Park Development
- Allocated Parking
- New Kitchen (2022)



Interior

Entrance Hall: Telephone entry system. Double glazed window. Door to rear. Storage heater. Airing cupboard. Loft access. Laminate flooring.

Open Plan Living: 6.7m x 3.73m (22' x 12'3") Two frosted double glazed windows to side. Double glazed window to rear. Double glazed door to balcony. Two electric heaters. Carpet.

Kitchen Area: Range of matching wall and base units with complimentary work surface over. Integrated electric oven, hob and extractor. Integrated under counter Bosch fridge and freezer. Plumbed for washing machine. Space for tumble dryer. Pantry cupboard. Part tiled walls. Porcelain tiled flooring.

Bedroom One: 3.8m x 3.02m (12'6" x 9'11") Double glazed window. Built in wardrobe. Carpet.

Ensuite: 2.08m x 1.85m (6'10" x 6'1") Low level WC. Pedestal wash hand basin. Shower cubicle. Part tiled walls. Vinyl flooring. Extractor fan.

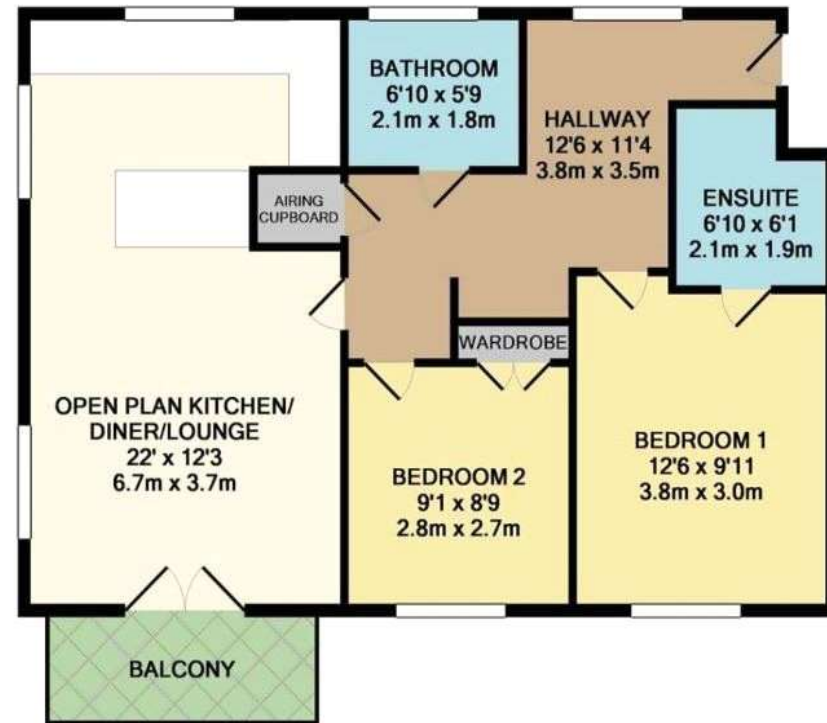
Bedroom Two: 2.77m x 2.67m (9'1" x 8'9") Double glazed window. Built in wardrobe. Carpet.

Bathroom: 2.08m x 1.75m (6'10" x 5'9") Frosted double glazed window. Low level WC. Pedestal wash hand basin. Roll top bath. Part tiled walls. Porcelain tiled flooring. Extractor fan.

Exterior

One allocated parking space.

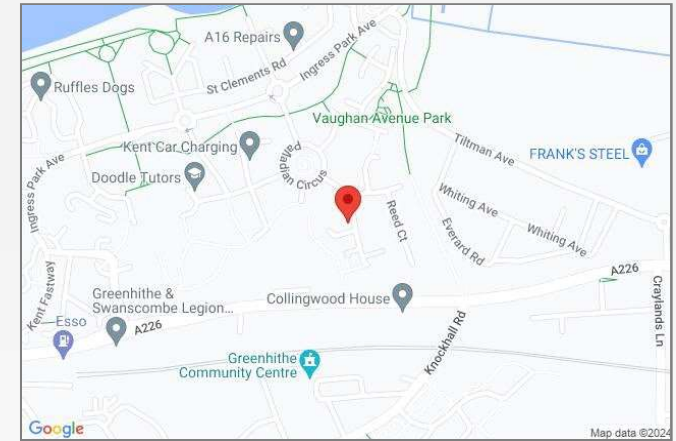
West-facing balcony overlooking woodland.





Property Location

Empire Walk, Greenhithe, Kent, DA9 9FU



Additional Information

Dartford Borough Council - Tax Band D

Total floor area: 65 sq. metres

New hot water system installed in 2022 (25 year guarantee).

New kitchen installed 2022.

Leasehold Information

Lease created on: 1st March 2004

Remaining term on lease: 105 years (2024)

Current annual ground rent: £204pa (due for review Jan 25)

Current annual service charge: £2540pa

(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.**

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