



Russet Walk  
Greenhithe  
DA9 9WY  
Leasehold

£110,000 40% SHARED OWNERSHIP

Robinson Jackson is delighted to offer this beautifully presented two-bedroom ground floor apartment, located in the popular St. Clements Lakes development in Greenhithe.

- Entrance hallway with video entry
- Open plan living/kitchen/dining area
- Two bedrooms
- Fitted kitchen with integrated electric oven, gas hob and extractor fan, fridge freezer and washing machine
- Allocated parking space

Asking Price £110,000



Council Tax: D  
EPC Rating: B

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



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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## Interior

**Entrance Hall:** Telephone entry system. Built in cupboard with space for tumble dryer and storage. Radiator. Carpet.

**Open Plan Living:** 6.4m (21') x 3.94m (12'11") narrowing to 3.3m (10'10")  
Lounge Area: Double glazed window. Two radiators. Laminate flooring.

**Kitchen Area:** Double glazed window. Range of matching wall and base units with complimentary work surface over. Stainless steel sink with drainer. Integrated electric oven, gas hob and extractor. Integrated fridge freezer. Integrated washer/dryer. Spotlights. Laminate flooring.

**Bedroom One:** 3.38m x 3.07m (11'1" x 10'1") Double glazed window. Radiator. Carpet.

**Bedroom Two:** 3.05m x 2.16m (10' x 7'1") Double glazed window. Radiator. Carpet.

**Bathroom:** 2.13m x 1.85m (7' x 6'1") Low level WC. Vanity wash hand basin. Panelled bath with fitted shower and shower screen. Heated towel rail. Part tiled walls. Spotlights. Tiled flooring.

## Exterior

Allocated parking.

We have been informed by the current vendor that there is a communal bike shed and bin storage for the block.

## Additional Information

Dartford Borough Council - Tax Band D

Total floor area: 61 sq. metres

Pets are not normally permitted in apartments. If you have a pet, please check with Moat that it will be permitted before proceeding.

## Shared Ownership Information

Moat Housing

40% share £110,000

Full price £275,000

Rent: £627.21 per month (includes service charge)

Lease created on: 1 August 2016 for 125 years

Remaining term on lease: 117 years (2024)

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