



North Star Boulevard, , DA9 9UJ
£1,150 Per month



THE
PROPERTY
CLOUD



A TWO BEDROOM, TWO BATHROOM, first floor apartment with BALCONY & RIVER VIEWS. The property is presented in SUPERB CONDITION and provides INTEGRATED KITCHEN APPLIANCES, MODERN Kitchen, Bathroom & En-suite, Undercroft ALLOCATED PARKING and is Convenient for Greenhithe Station, Bluewater Shopping Centre & Asda. Viewings come HIGHLY RECOMMENDED to fully appreciate all that is on offer.

Entrance Hall

Lounge/Diner

18'8" x 11'4" (5.71 x 3.47)

Kitchen

9'0" x 7'0" (2.76 x 2.14)

Master Bedroom

11'2" into doorway x 15'0" (3.41 into doorway x 4.58)

En-suite Shower Room

6'11" x 5'3" (2.13 x 1.62)

Bedroom Two

11'5" x 6'7" (3.48 x 2.03)

Bathroom

6'11" x 5'6" (2.13 x 1.69)

Balcony

9'8" x 3'4" (2.96 x 1.02)

Additional Information

COUNCIL TAX

Dartford Borough Council - Band D.

COMMUTING

Greenhithe Station - 0.2 Miles.
M25 for QE2 Bridge - 1.8 Miles via Crossways Boulevard.
A2 for Blackwall Tunnel - 1.7 Miles.

LOCAL AREA

Asda Superstore - 70ft.
Bluewater Shopping Centre - 1.1 Miles - Providing an array of shops & restaurants to include House of Fraser & John Lewis.

Tenant Information

Redress Scheme, CMP & Permitted Payments

The Property Cloud are members of The Property Ombudsman (Membership No: D9688) & Have membership with SafeAgent of which we hold Client Money Protection Membership (CMP Membership No: A6234).

Permitted payments are payments that can be legally charged to a tenant in connection with your tenancy. These include:

- a) the rent?
- b) a refundable tenancy deposit

capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above?

c) a refundable holding deposit (to reserve a property) capped at no more than one week's rent

d) payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher?

e) payments associated with early termination of the tenancy, when requested by the tenant

f) payments in respect of utilities, communication services, TV licence and council tax; and g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Tenant Information

In order to pass our referencing procedure please see below criteria:

- Must have a minimum annual income of £34,500 (this can be a shared income or single income)

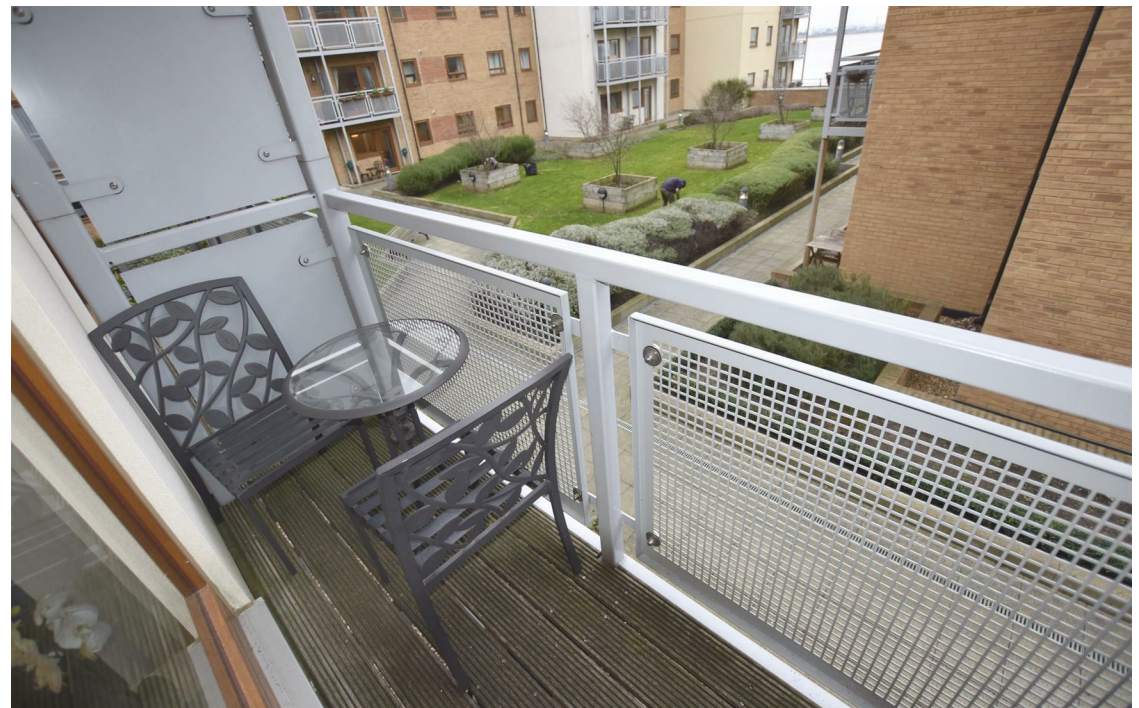
- No active CCJ's (County Court Judgements)

- No history of non payment of rent with previous landlords.

Guarantors are welcomed but are accepted on a case by case basis and at the landlords discretion.

Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. All properties come unfurnished unless otherwise stated. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and if you are unsure about any part of the assured short hold tenancy agreement we recommend you consult a legal representative before entering into the contract.





Hibernia Court, North Star Boulevard, Greenhithe, Kent, DA9 9UJ.



Total Approx Floor Area: 61.9 m² ... 667 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	88	87	87

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (01-91), B (09-80), C (05-69), D (29-54), E (01-38), F (1-20).

England & Wales EU Directive 2002/91/EC



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Registered Address: 17 Swanbridge Road, Bexleyheath, Kent, DA7 5BP.
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