



Liverymen Walk, , DA9 9UT
Guide price £215,000

The  Property Cloud



GUIDE PRICE £215,000 - £230,000. OPEN DAY SATURDAY 30TH JULY, Appt Only. Offered with no forward chain this modern, east-facing, first floor apartment which includes a large balcony, offering panoramic views over the river Thames and Black Duck Marshes teeming with a rich variety of wildlife.

Situated on the highly desirable Ingress Park, this residential development enjoys a riverside location steeped in history. The centre piece of the development is Ingress Abbey, an elegant Victorian building built in 1833. With a backdrop of mature parkland and a heritage trail, Ingress Park is a truly tranquil location.

This stunning property provides easy access into London via Greenhithe Station located just 0.7 miles away or Ebbsfleet International just 3.3 miles away. Bluewater Shopping Centre is located within a short drive or 30 minute walk. All local amenities can also be accessed by Fast Track buses that run every 10 - 15 minutes. Additional benefits of this property include ALLOCATED PARKING SPACE, 983 year lease & lift access. We feel this property is perfect for first time buyers, downsizers or buy to let investors. VIEWINGS ARE HIGHLY RECOMMENDED.

Entrance Hall

Tile effect hard-wearing laminate flooring. Radiator. Video entry phone system. Two storage cupboards. Doors to:

Open Plan Living & Kitchen Area

24'4" x 12'10" (7.42m x 3.92m)
Living Area - Hard-wearing laminate flooring. Double glazed french windows to rear. Double glazed double doors to Balcony. Two radiators. TV aerial point. Telephone point. Plain ceiling. Recessed spotlights.

Kitchen Area - Hard-wearing laminate flooring. Double glazed double doors to Juliette Balcony. Custom-made breakfast bar. Matching range of wall and base units with work top and matching upstands. Integrated Bosch appliances - Washer/Dryer, Dishwasher, Fridge/Freezer, Electric Cooker and Gas hob. Stainless steel splash back and extractor fan. One and a half bowl sink unit with mixer tap and drainer.

Master Bedroom

16'11" x 8'6" widest points (5.17m x 2.61m widest points)
Laminate flooring. Double glazed window to rear. Double glazed door to Juliette Balcony. Radiator. Fitted wardrobes. TV aerial point. Telephone point.

Bathroom

6'3" x 9'4" (1.92m x 2.86m)
Vinyl flooring. Heated towel rail. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Shower cubicle. Extractor fan. Recessed spotlights. Part tiled walls. Shaving power point.

Balcony

18'0" x 8'1" (5.49m x 2.47m)
Decked flooring. External lighting.
Views looking out to the River
Thames and Black Duck Marshes.

Lease Information

Lease Term Remaining - 983 Years.

Service Charge - £1,303.17 per
annum to include Buildings
Insurance.

Ground Rent - £289.42 per
annum.

Additional Information

COUNCIL TAX - Dartford Borough
Council - Band C.

COMMUTING -

Greenhithe Station - 0.7 miles via
Ingress Park Avenue.

Ebbsfleet International - 3.3 miles -
accessible via Fast Track Bus Route
B from Ingress Park Avenue.

A2 for M2, M25 and Dartford
Crossing – 3 miles via A206.

LOCAL AREA -

The property is located 1.8 miles
from Bluewater Shopping Centre,
which can be accessed via Fast
Track Bus Route B from Ingress Park
Avenue. Bluewater consists of over
300 shops, over 50 eateries and a
variety of family fun establishments
including a Showcase Cinema with
13 screens including iMax.

Additionally, the property is 0.8
miles to the nearest Asda superstore
and just a minute from a pleasant

stroll along the River Thames,
offering spectacular views of the
graceful Queen Elizabeth II Bridge,
especially at sunset.

Disclaimer

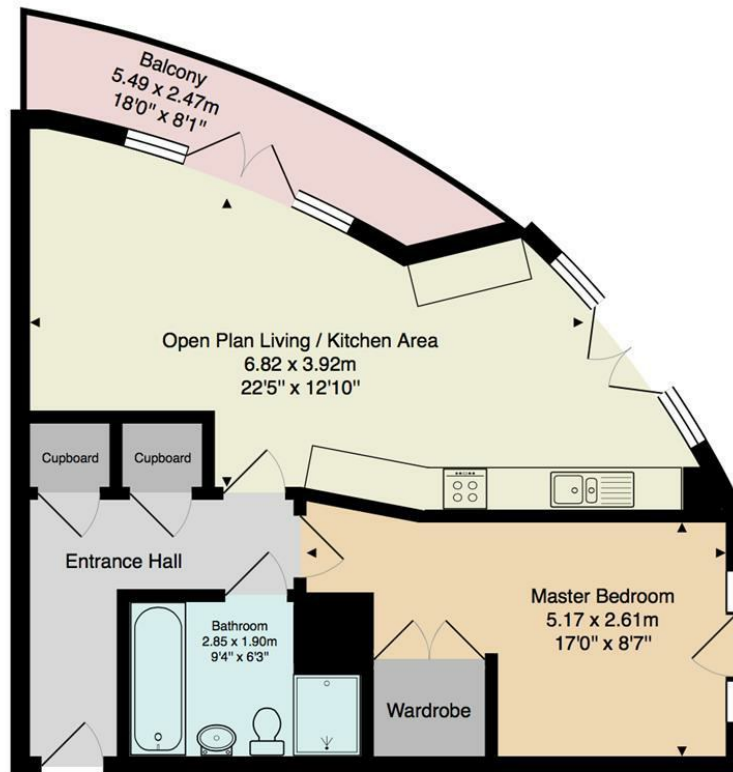
Please Note: All measurements are
approximate and are taken at the
widest points. They should not be
used for the purchase of furnishings
or floor coverings. Please also note
that The Property Cloud have not
seen any paperwork relating to any
building works that may have been
carried out within this property, nor
have we 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.
We would strongly recommend that
the information which we provide
about the property, including
distances, is verified by yourselves
upon inspection and also by your
solicitor before legal commitment
to the purchase.

Consumer Protection from Unfair Trading Regulation

Every effort has been made to
ensure that consumers and or
businesses are treated fairly and
provided with accurate information
as required by law. It must be
noted however that the agent has
not tested a n y apparatus,
equipment, fixture, fittings or service
and does not verify they are in
working order, fit for their purpose,
or within the owner of the seller or



Wordsworth House, Liverymen Walk, Greenhithe, Kent, DA9 9UT.



Total Approx Floor Area: 53.1 m² ... 572 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A			(01-9) A		
(81-90) B			(10-10) B		
(69-80) C			(11-15) C		
(55-68) D			(16-20) D		
(39-54) E			(21-25) E		
(21-38) F			(26-30) F		
(1-20) G			(31-35) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/29/IEC

landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.