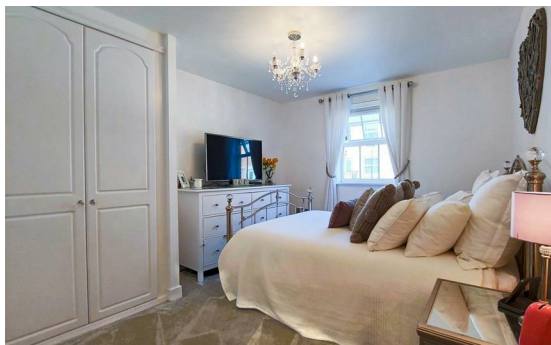




Empire Walk, , DA9 9FU
Guide price £240,000

The 
Property Cloud



GUIDE PRICE £240,000 - £250,000. What a STUNNING APARTMENT located on the gorgeous Ingress Park Development. The Living Area is completely OPEN PLAN to the Kitchen and Dining Area, an AMAZING ENTERTAINING SPACE when friends come to visit, with Double Doors to the BALCONY. You will have TWO DOUBLE BEDROOMS with an ENSUITE & Fitted Wardrobes within the Main Bedroom plus the Main Bathroom & Additional Storage off of the Hallway. There is a SECURE ALLOCATED PARKING SPACE plus additional visitor parking bays nearby. Greenhithe station (0.8 miles) and Bluewater Shopping Centre are both nearby and also accessible via the Fast Track Bus service too. The perfect first time or buy to let purchase! BOOK YOUR VIEWING TODAY!

Entrance Hall

Living Room

12'1" x 9'4" (3.69 x 2.87)
Open Plan to the Kitchen / Dining Area.

Kitchen/Dining Area

12'1" x 9'0" (3.69 x 2.76)
Open Plan to the Living Room.

Balcony

8'3" x 3'1" (2.54 x 0.94)

Main Bedroom

9'10" x 12'9" (3.01 x 3.89)
Fitted wardrobes.

Ensuite Shower Room

6'5" x 5'4" (1.98 x 1.64)

Bedroom Two

8'8" x 9'5" (2.65 x 2.89)
Fitted wardrobes.

Bathroom

6'10" x 5'5" (2.09 x 1.66)

Parking

Secure, gated allocated parking space. Plus additional visitor bays for guests.

Lease Information

Lease term remaining: 109 years.

Service charge: £1800 per annum.

Ground rent: £200 per annum.

Additional Information

TENURE
Leasehold.

COUNCIL TAX
Dartford Borough Council - Band D.

COMMUTING

Greenhithe Station - 0.8 Miles.
Ebbsfleet International - Fastrack
Bus Route B from adj Ingress
Abbey
A2 for M25 & Blackwall Tunnel -
2.3 Miles.

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.

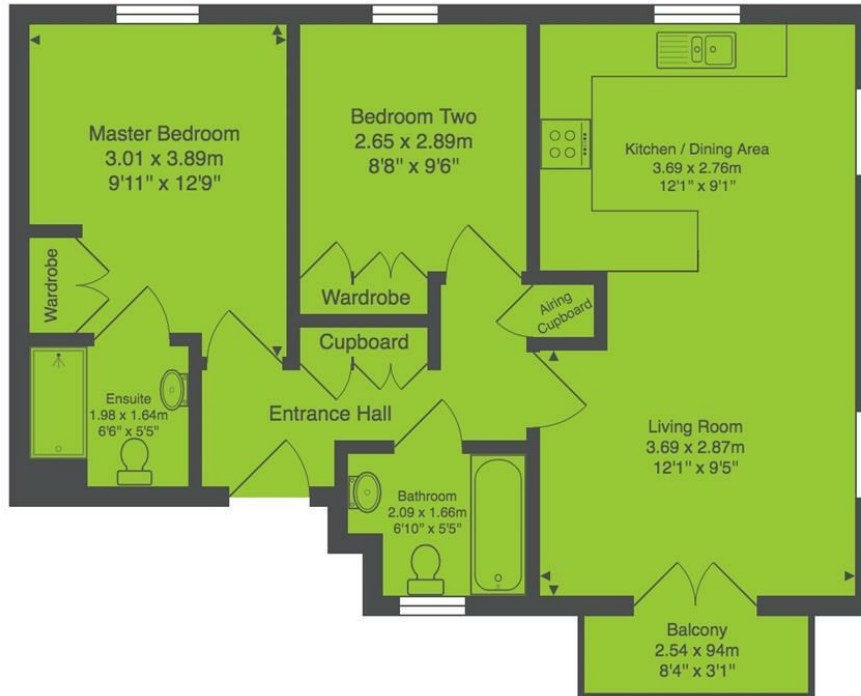
Disclaimer

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 or guidance on rental value, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



Empire Walk, Ingress Park, Greenhithe, Kent, DA9 9FU.



Total Approx Floor Area: 62.0 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 mis-statement. 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			(01-10) A		
(81-90) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(39-54) E			(41-50) E		
(21-38) F			(51-60) F		
(1-20) G			(61-70) 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	