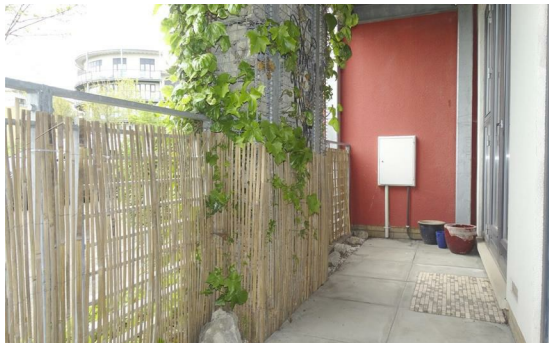




Park Lane, , DA9 9RZ  
Guide price £190,000

The  Property Cloud



OFFERED CHAIN FREE & Positioned on the GROUND FLOOR is this ONE BEDROOM, MODERN FLAT with BALCONY & ALLOCATED PARKING SPACE. Situated conveniently for Bluewater Shopping Centre, the A2, Darent Valley Hospital & Greenhithe Station. Additional Benefits Include: Double Glazed Windows. Gas Central Heating. Long Lease. VIEWINGS HIGHLY RECOMMENDED!

#### **Entrance Hall**

Laminate flooring. Cupboard. Doors to:

#### **Living Room**

17'2" x 9'8" (5.24 x 2.97)  
Laminate flooring. Double glazed window to front. Double glazed double doors to Balcony. Two radiators. TV aerial point. Telephone point. Plain ceiling. Open to Kitchen.

#### **Kitchen**

7'10" x 7'7" (2.40 x 2.33)  
Laminate flooring. Matching range of wall and base units with work top over and tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Integrated electric oven. Gas hob with extractor over and stainless steel splash back. Space for

washing machine. Integrated fridge freezer. Plain ceiling. Recessed spotlights. Open to Living Room.

#### **Master Bedroom**

12'3" x 9'8" (3.75 x 2.95)  
Laminate flooring. Two double glazed windows to rear. Radiator. Telephone point. Plain ceiling. Recessed spotlights.

#### **Bathroom**

7'4" x 5'1" (2.24 x 1.57)  
Tiled flooring. Radiator. Low level WC. Pedestal wash hand basin with mixer tap and tiled splash backs. Panelled bath with mixer tap and shower attachment. Part tiled walls. Extractor. Shaving point. Plain ceiling. Recessed spotlights.

#### **Balcony**

17'2" x 4'9" (5.24 x 1.45)  
Patio over looking green areas and offering views of Stone castle.

#### **Additional Information**

TENURE  
Leasehold.

#### **PARKING**

One allocated parking space. Space 32. Plus additional visitor bays within the grounds of the development.

COUNCIL TAX  
Dartford Borough Council -  
Band C.

COMMUTING  
Greenhithe Station - 0.7 Miles.  
A2 for M25 and Blackwall  
Tunnel - 1.7 Miles.

ADDITIONAL INFORMATION  
Bluewater Shopping Centre - 0.6  
Miles - Providing an array of  
shops, businesses & restaurants.  
Asda Superstore - 0.8 Miles.

**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.



Park Lane, Waterstone Park, Greenhithe, Kent, DA9 9RZ.



Total Approx Floor Area: 42.5 m<sup>2</sup> ... 458 ft<sup>2</sup> (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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(91-95) <b>A</b>			(01-9) <b>A</b>
(81-90) <b>B</b>			(10-20) <b>B</b>
(69-80) <b>C</b>			(21-30) <b>C</b>
(55-68) <b>D</b>			(31-40) <b>D</b>
(39-54) <b>E</b>			(41-50) <b>E</b>
(21-38) <b>F</b>			(51-60) <b>F</b>
(1-20) <b>G</b>			(61-70) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/29/IEC