



2 Serenity Court Evelyn Walk

| Greenhithe | DA9 9UD

Offers over £225,000

We are pleased to present this two-bedroom flat located in Evelyn Walk, Greenhithe.

The property consists of – Kitchen/Sitting Room, Principal Bedroom (en suite), Bedroom and a Bathroom.

This property offers modern accommodation arranged on a single floor. It is situated close to excellent transport links, the river Thames, local amenities and schools.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Kitchen/Sitting Room, 20'2" x 11'5"

The kitchen/sitting room is an open plan combined space. The sitting room area boasts two windows that faces to the side and front of the property. From here the room extends seamlessly to the kitchen which features built-in storage cupboards and utilities including a hob, oven and extractor fan. There is space here for dining and the entire combined area features laminated flooring.

Principal bedroom 15'0" x 11'2"

The principle double bedroom has two windows, attractive wall finishes and laminated flooring.

En-Suite 7'1" x 5'4"

This en-suite is fitted with toilet, wash hand basin and shower facilities.

Bedroom 1 10'9" x 6'9"

This single bedroom features carpeted flooring and a window that faces to the front of the property.

Bathroom 6'10" x 5'6"

The bathroom is equipped with toilet, wash hand basin in cabinet and bath facilities

Entrance

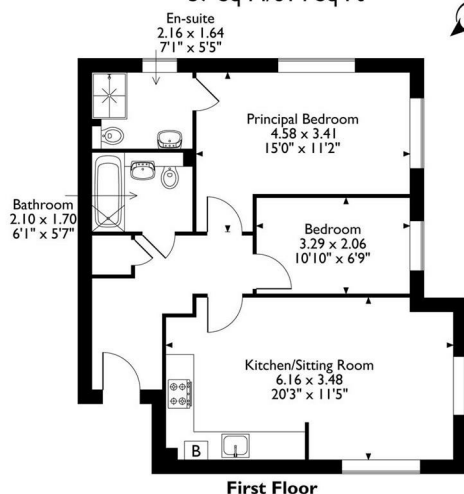
Access to the flat is from the communal entrance of the building. Basement parking is provided.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Serenity Court, Evelyn Walk, Greenhithe, Kent
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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