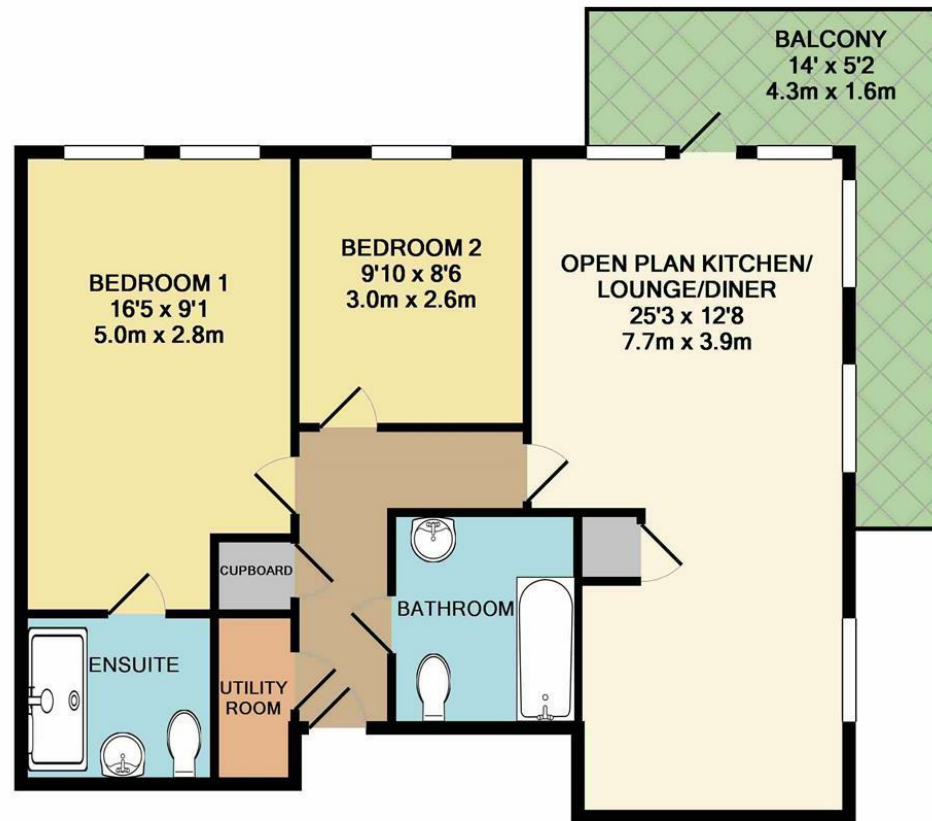


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.1 SQ.M.)

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 or efficiency can be given
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CLOVELLY PLACE GREENHITHE

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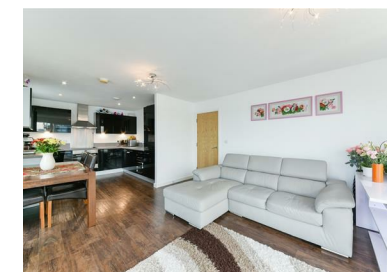
45 High Street, Swanscombe, Kent, DA10 0AG

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Estate Agents

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



Simply amazing full river views from this home within the award winning Ingress Park development. This third floor apartment offers an underground parking bay that is secured by electric gates and has plenty of visitor bays for guests.

Internally the property comprises of an open plan layout with the lounge, dining area leading to the kitchen, which is fitted with integrated appliances. The wrap around balcony allows you to relax and entertain in the summer, whilst watching the boats float by. The entrance hall allows access to two sizeable double bedrooms and a large contemporary bathroom. The master bedroom has the added bonus of a private shower room, bringing luxury to your home. Presented well throughout and is very clean, modern and is serviced by two lifts and stepped access.

Greenhithe train station and village is only a short walk away along River Thames and the Pier Hotel offers a great Sunday Lunch for everyone to enjoy. Bluewater Shopping Centre, Ebbsfleet International train station, Dartford Crossing and the A2 are also within easy reach. Lastly highly sought after primary schools such as Stone St Mary's and Craylands are walking distance away.

Please call Anthony Martin Estate Agents for a viewing today. EPC RATING is awaited.

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

CLOVELLY PLACE

GREENHITHE

- Amazing Full River Views
- Third Floor Apartment, Beautifully Presented
- Two Sizeable Double Bedrooms
- Two Modern Bathrooms
- Secure Allocated Parking
- Walking To Greenhithe Station
- Fast Track Bus Network To Local Towns
- A Short Drive To Bluewater
- Close To Ebbsfleet Station
- EPC RATING B - 84

