



TOTAL APPROX. FLOOR AREA 1160 SQ.FT. (107.8 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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**Offers Over**  
**£222,500**



## Sycamore Court Greenhithe

The open plan lounge is a perfect spot for dining and entertaining. The modern kitchen, with fitted wall and base units and space for appliances. Both these rooms offer amazing views over the fields to the rear. The entrance hall allows access to the two sizeable bedrooms, which both have the added bonus of built in wardrobes and is great for storage. The newly fitted bathroom is simply beautiful and a real highlight of this apartment. It has a modern suite and a stylish vanity unit, along with a built in closet. There is an added bonus of a large loft area that is fully boarded and has power, light and full ladder access. The allocated parking and plenty of visitor bays keep your vehicles safe and communal garden is a great place to enjoy those sunny evenings.

Located 0.8 miles to Stone Crossing train station, so great for commuting. The Ebbsfleet International train station is 8 minutes drive away. This means you could be enjoying the buzz of central London within 19 minutes or Paris within 2 hours. Having access to the M25 / A2 allows you to connect to all major road links locally. Darenth Valley Hospital is 0.7 miles away and within walking distance. Bluewater Shopping Centre is the perfect spot for entertainment, shopping and has many restaurants to keep you busy, and all are only 8 minutes drive away. Four good primary schools are within a mile and the local secondary school is only 1.1 miles away.



- **Amazing Views Over Fields**
- **Two Sizeable Bedrooms**
- **Top Floor Apartment**
- **Newly Refurbished Bathroom**
- **Allocated Parking Space**
- **Walking To Darenth Valley Hospital**
- **Large Loft Area**
- **0.8 Miles To Stone Station**
- **0.2 Miles To Stone St Mary's CofE Primary School**
- **Service Charge & Ground Rent: £1600pa Approx.**

