

TOTAL APPROX. FLOOR AREA 471 SQ.FT. (43.8 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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IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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**Offers In The Region Of
£180,000**

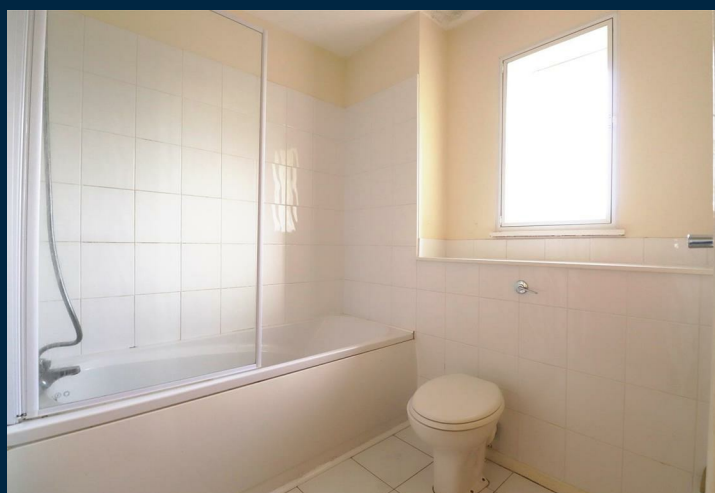
Louvain Road Greenhithe

This is an ideal starter home, for a first time buyer or an investor looking to expand their portfolio. This charming one bedroom, second floor apartment is near to Stone Crossing and Greenhithe train stations along with Bluewater Shopping Centre.

The apartment benefits from having an open plan lounge which leads to a separate kitchen which is fitted with wall and base units and offers ample space for appliances. Leading off from the entrance hall is a double bedroom which comes with built in wardrobe space and a sizeable bathroom. The property comes with electric storage heaters and has secondary glazed windows throughout. There is the added bonus of allocated parking for residents within the grounds plus plenty of visitor bays.

Located 0.9 miles to Stone Crossing train station, so great for commuting. The Ebbsfleet International train station is 10 minutes drive away. This means you could be enjoying the buzz of Central London within 19 minutes or Paris within 2 hours whilst using the high speed train links. Having access to the M25 / A2 allows you to connect to all major road links locally. Bluewater Shopping Centre is the perfect spot for entertainment, shopping and has many restaurants to keep you busy and all are only a short drive away. Three good primary schools are within a mile and the local secondary school is only 1.8 miles away.

Call Anthony Martin Estate Agents to arrange to view. EPC rating C



- **Second Floor Apartment**
- **One Double Bedroom**
- **Modern Kitchen**
- **Good Sized Bathroom**
- **Allocated Parking Bay**
- **New Lease Upon Completion**
- **Near Bluewater Shopping Centre**
- **Close to Local Amenities**
- **A Short Drive To Darent Hospital**
- **EPC Rating - C**

