



CARMICHAEL AVENUE

GREENHITHE

£1,300 PCM

Carmichael Avenue

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Situated within the popular Ingress Park, charming and spacious split-level detached maisonette is sure to impress upon inspection!

This property comprises of an entrance hall leading to a double bedroom and a modern en-suite. Taking the stairs to the first floor brings you to the open plan lounge/kitchen/dining room, with built in appliances and a Juliette balcony. Also on the first floor is a contemporary bathroom and the master bedroom with built-in wardrobes. A large roof terrace faces south, making this the perfect spot for entertaining. Externally, there is a generously sized garage for off street parking. The abode is fully double glazed with gas central heating throughout.

The property is just a stone's throw from the River Thames, with a riverside walkway leading to Greenhithe Village and train station. Bluewater Shopping Centre is just a few minutes' drive away, along with easy access to Dartford Crossing, the M25 and A2. The Fastrack bus service provides direct links from within Ingress Park to Ebbsfleet International Railway Station, Bluewater, Dartford and Gravesend. Highly sought after primary schools such as Stone St Mary's and Craylands are within a short stroll away.

Call Anthony Martin estate agents today to view. EPC rating C.

SUMMARY OF ACCOMMODATION

Ground Floor

Entrance Hall

Bedroom 1

12'0" x 11'10" (3.66 x 3.63)

En-Suite

First Floor

Landing

Lounge / Dining Room

18'6" x 11'10" (5.64 x 3.63)

Kitchen

8'6" x 6'9" (2.6 x 2.06)

Bedroom 2

9'8" x 8'6" (2.95 x 2.6)

Bathroom

Externally

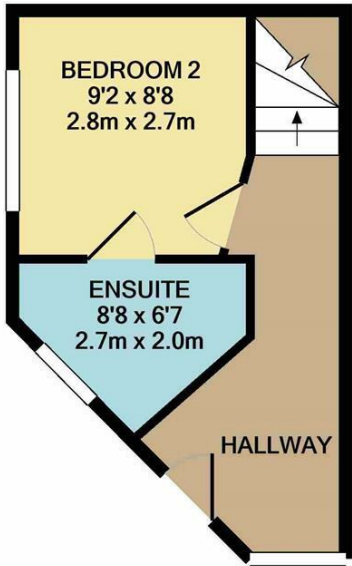
Roof Terrace

Garage

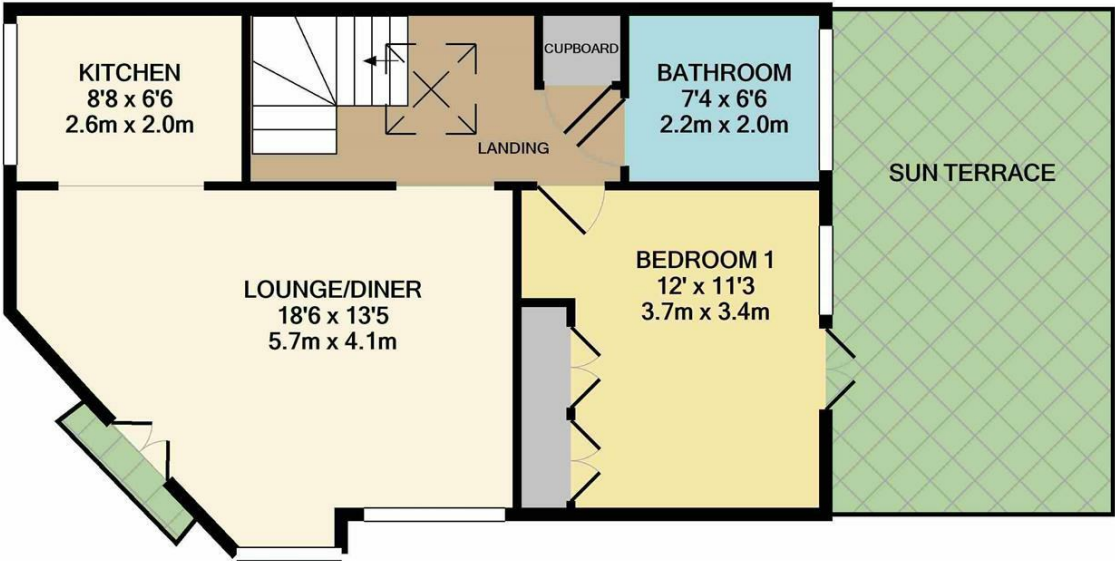
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APPROX. GROSS INTERNAL FLOOR AREA 738.00 sq ft



GROUND FLOOR
APPROX. FLOOR
AREA 206 SQ.FT.
(19.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 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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Energy Rating		Environmental Impact (CO ₂) Rating			
Current	Potential	Current	Potential	Current	Potential
		Very environmentally friendly - lower CO ₂ emissions			
		[A] 102+ (91)			
		[B] 81-101			
		[C] 61-80			
		[D] 41-60			
		[E] 21-40			
		[F] 1-20			
		[G] 1-20			
		Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			



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