



## EMPIRE WALK

GREENHITHE

£1,050

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**\*\*VIRTUAL TOUR AVAILABLE\*\***

Sitting on the first floor of a well maintained group of 9, is this fantastic property which is situated in the ever popular Ingress Park Development. The location is excellent, with good transport links and shops all close by.

Features include:

2 bedrooms, main bedroom with built in wardrobes and an private en-suite shower room

1 large bathroom with extractor

Living Room open to the kitchen and dining area

1 designated parking bay at the rear of the group, plus visitor bays for guest use

Convenient location – 0.9 miles walk to the station for an easy commute, 2.7 miles to Bluewater, 2.8 miles to Ebbsfleet International Station.

Contact Anthony Martin's team for more information!

## SUMMARY OF ACCOMMODATION

### Second Floor

#### Entrance Hall

#### Open Plan Lounge / Kitchen

22'0 x 12'1 (6.71m x 3.68m)

#### Bedroom 1

12'9 x 9'10 (3.89m x 3.00m)

#### Ensuite

6'1 x 5'5 (1.85m x 1.65m)

#### Bedroom 2

9'2 x 8'8 (2.79m x 2.64m)

#### Bathroom

7'0 x 5'9 (2.13m x 1.75m)

#### Externally

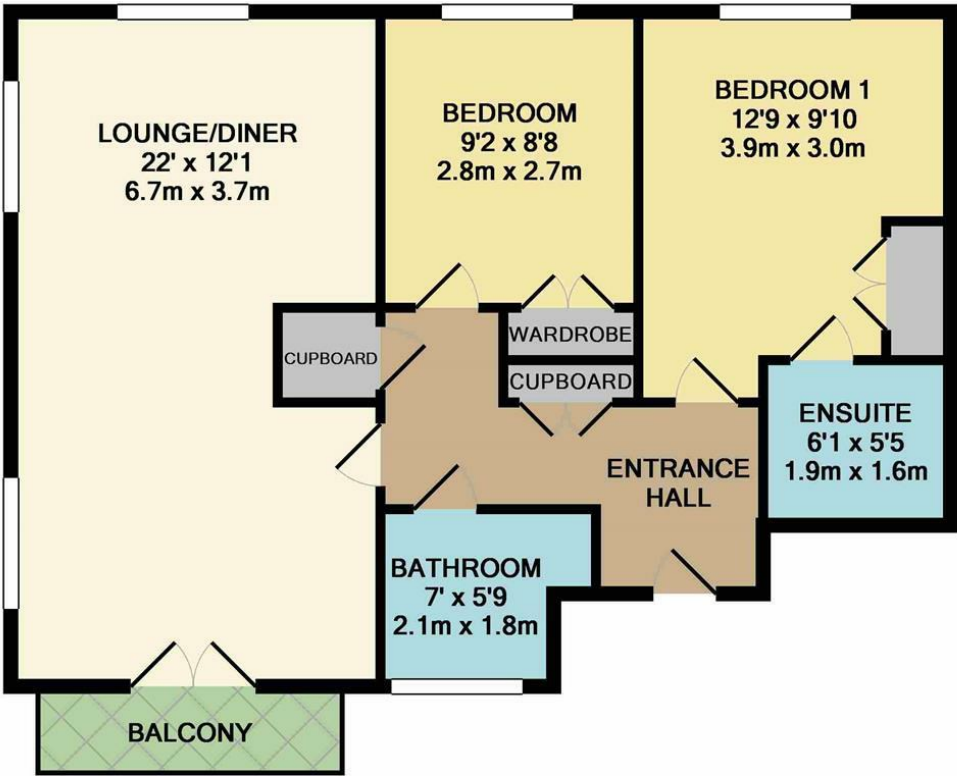
#### Balcony

#### Allocated Parking Space

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APPROX. GROSS INTERNAL FLOOR AREA 620.00 sq ft



TOTAL APPROX. FLOOR AREA 620 SQ.FT. (57.6 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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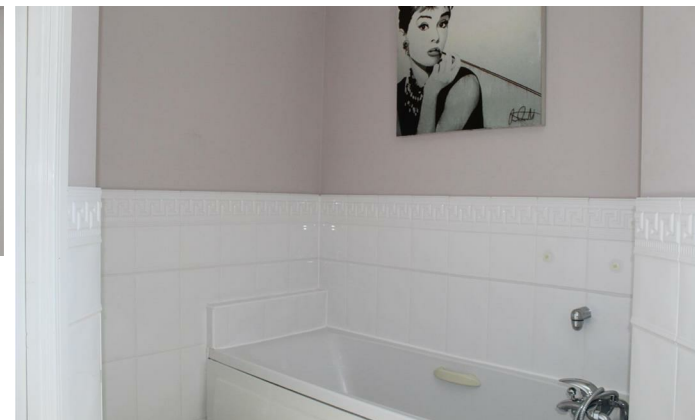
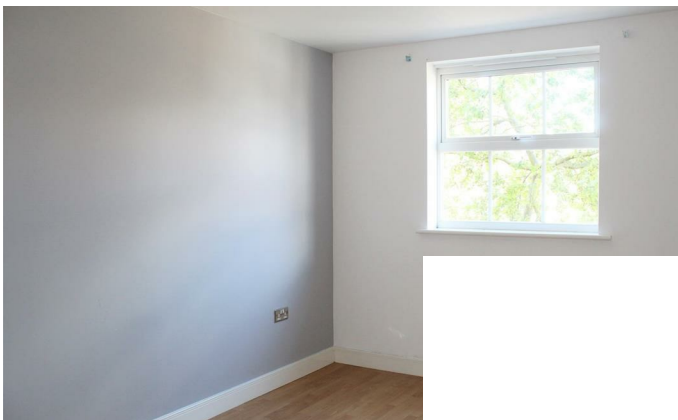
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(10-15) <b>A</b>		
(81-91) <b>B</b>			(16-20) <b>B</b>		
(69-80) <b>C</b>			(21-25) <b>C</b>		
(55-68) <b>D</b>			(26-30) <b>D</b>		
(39-54) <b>E</b>			(31-35) <b>E</b>		
(21-38) <b>F</b>			(36-40) <b>F</b>		
(1-20) <b>G</b>			(41-45) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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