

**LIVERMORES**  
THE ESTATE AGENTS

1 Bedrooms

Apartment

Price Guide

£155,000

Located in

Greenhithe



[www.livermores.co.uk](http://www.livermores.co.uk)



# 91 Sandpiper Close

Greenhithe Kent DA9 9RY



Welcome to this charming one-bedroom top floor flat located in the popular development of Sandpiper Close, Greenhithe. This property is a perfect opportunity for first-time buyers or investors looking for a delightful place to call home.

The property is being sold CHAIN FREE.

This flat boasts a cosy reception room, ideal for relaxing or entertaining guests. The bedroom offers a comfortable space to unwind, and the bathroom provides convenience for your daily needs.

One of the highlights of this property is its proximity to local amenities, including the renowned Bluewater Shopping Centre, perfect for indulging in retail therapy or enjoying a meal at one of its many restaurants. Additionally, with easy access to Greenhithe Station, commuting to work or exploring the surrounding areas couldn't be more convenient.

Don't miss out on the chance to own or invest in this lovely flat in a sought-after location. Contact us today to arrange a viewing and envision the potential this property holds for you!

# 91 Sandpiper Close

£155,000 Leasehold




- GUIDE PRICE £155,000 - £175,000
- FITTED KITCHEN
- CONVENIENT FOR BLUEWATER & GREENHITHE STATION
- ALLOCATED PARKING
- SIMILAR PROPERTIES REQUIRED
- TOP FLOOR APARTMENT
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EASY ACCESS TO A2/M25 & DARTFORD CROSSING
- POPULAR DEVELOPMENT
- EPC RATING 'C', COUNCIL TAX BAND 'C'

## Council Tax Band C

## Local Authority DARTFORD

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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