

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Flat - First Floor

Price Guide

£260,000

Located in

Greenhithe

LIVERMORES



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

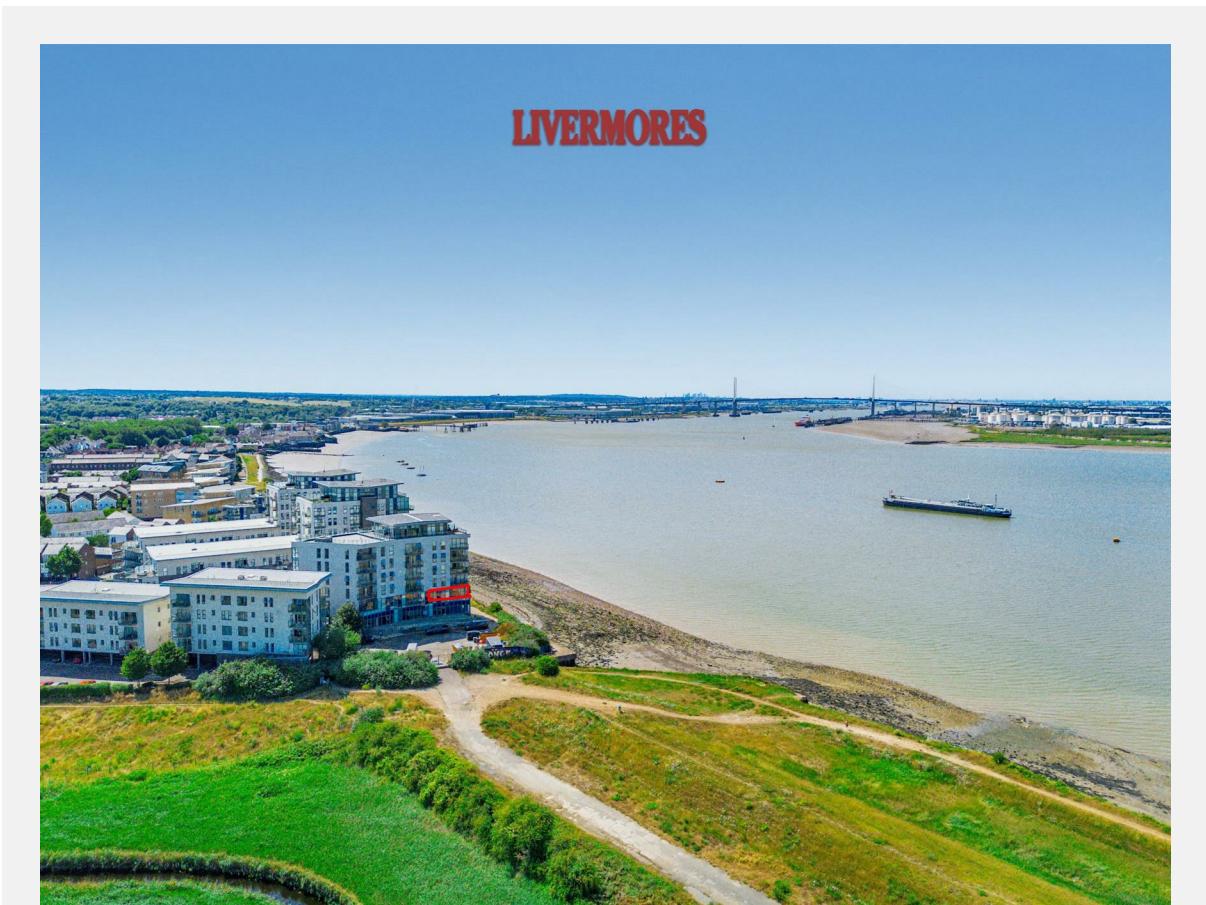


# 5 Wainwright Avenue

Greenhithe Kent DA9 9UZ



GUIDE PRICE £260,000 to £280,000 This well presented first-floor flat offered with NO ONWARD CHAIN is located on the sought-after Ingress Park development. This property is right next to the river, which can be enjoyed from the comfort of your own private balcony, making it an ideal retreat for those who appreciate natural beauty. You will find a spacious open-plan living area which is perfect space for both relaxation and entertaining. The flat features two well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room. A separate family bathroom serves the second bedroom. With its modern design, prime location, and breath-taking views, this flat is an excellent opportunity for first-time buyers, downsizers, or investors alike. There is an allocated parking space, the property is situated a short journey from Bluewater with its excellent shopping facilities, restaurants and bars. **VIEWING HIGHLY RECOMMENDED**



# 5 Wainwright Avenue

£260,000 Leasehold



- PRICE GUIDE £260,000 TO £280,000
- 2 BEDROOM BALCONY APARTMENT
- WORK SCHEDULE BOOKED FOR REMOVAL OF CLADDING
- OPEN PLAN LIVING AREA
- ALLOCATED PARKING BAY
- STUNNING RIVERVIEWS
- NO ONWARD CHAIN
- ENSUITE TO MASTER BEDROOM
- 1ST FLOOR WITH LIFT
- EPC RATING C COUNCIL TAX BAND D





### Oarsman House, DA9 9UZ

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate and measured internally. All measurements have been taken at the widest points unless otherwise stated. The first measurement provided refers to the vertical wall. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan.

## Council Tax Band D

## Local Authority

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) A		
(81-91) B		76
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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