

**LIVERMORES**  
THE ESTATE AGENTS

2 Bedrooms

Flat

Offers In The Region Of

£200,000

Located in

Greenhithe



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



# 49 Cooper Close

Greenhithe DA9 9PP



£200,000 to £215,000 Welcome to Cooper Close, Greenhithe - a charming location that could be your next home! This delightful ground floor flat boasts two cosy bedrooms, perfect for a small family or professionals looking for a spare room or home office.

As you step inside, you'll be greeted by a spacious lounge, ideal for relaxing after a long day or hosting friends and family. The separate modern kitchen area offers a great space to whip up your favourite meals, with all the amenities you need for culinary creations.

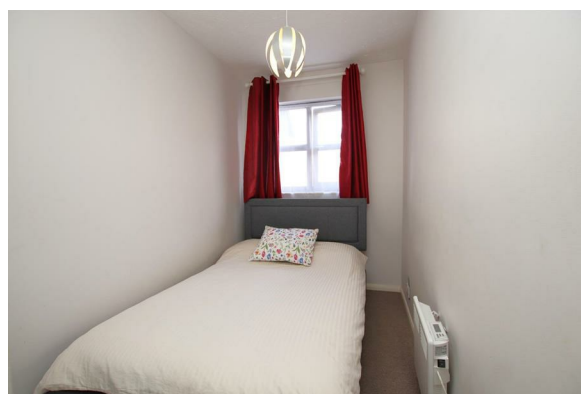
One of the standout features of this property is its allocated parking space, ensuring you never have to worry about finding a spot after a long day. And with just a 3-minute walk to Greenhithe Station, commuting to London for work or leisure couldn't be more convenient.

Surrounded by green spaces, this flat offers a tranquil retreat from the hustle and bustle of city life. Yet, with Bluewater just a stone's throw away, you have the best of both worlds - peaceful surroundings and access to a vibrant shopping and entertainment hub.

Don't miss out on this fantastic opportunity to make Cooper Close your new address. Book a viewing today and envision the possibilities that await in this lovely flat!

# 49 Cooper Close

£200,000 Leasehold



- TWO BEDROOM GROUND FLOOR FLAT
- WALKING DISTANCE FROM GREENHITHE STATION
- MODERN KITCHEN & BATHROOM
- WELL-PRESENTED THROUGHOUT
- SIMILAR PROPERTIES REQUIRED
- GUIDE PRICE £200,000 TO £215,000
- ALLOCATED PARKING SPACE
- CONVENIENT ACCESS TO BLUEWATER, M25 & A2
- LARGE LOUNGE & DINING AREA
- COUNCIL TAX BAND 'C', EPC RATING 'D'



**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>		
(55-68) <b>D</b>	68	80
(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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