

To Let

Sandpiper Close, Greenhithe DA9 9RY



£1,100 PER MONTH

2 BEDROOM FLAT

- ✓ JUST REDECORATED
- ✓ SPACIOUS FIRST FLOOR APARTMENT
- ✓ MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- ✓ MAIN BATHROOM WITH BATH AND SHOWER
- ✓ LARGE TRIPLE ASPECT RECEPTION ROOM
- ✓ MODERN FITTED KITCHEN WITH APPLIANCES
- ✓ ALLOCATED COVERED PARKING SPACE
- ✓ DOUBLE GLAZING AND GAS CENTRAL HEATING



Description

An excellent apartment with lots to offer. Located on the first floor, the apartment is a good size and would suit a professional couple. The accommodation comprises of master bedroom with an ensuite bathroom and fitted wardrobe, bedroom two, family bathroom which is partly tiled with the option of a bath or a shower. Finally the living and dining space is very well proportioned and is open plan to the kitchen and enjoys good natural light from the Juliet balconies. The kitchen features integrated Bosch appliances to include washer/dryer, fan assisted electric oven, gas hob, fridge freezer and slimline dishwasher.



Location

The location of the property is within close proximity of Greenhithe mainline railway station which can be reached on foot in around ten minutes, providing a frequent service to London stations and Ebbsfleet International station is around a five minute drive, which provides a high speed link to Stratford in 9 minutes and St Pancras in 18 minutes! Bluewater shopping centre can be accessed in around ten minutes via a footpath and the M25 junction 1a and A2 are very close. Call now to arrange your viewing.



First Floor

ENTRANCE HALL - Fitted carpet, entryphone, cupboard housing hot water tank, further cupboard with hanging rail.

MASTER BEDROOM - 10' 9" x 9' 2" (3.29m x 2.81m) Fitted carpet, double radiator, mirror, Double glazed french doors to Juliet balcony.

EN SUITE SHOWER ROOM - Shower cubicle, low level wc, pedestal wash hand basin, extractor.

BEDROOM TWO - 8' 11" x 7' 10" (2.73m x 2.41m) Double glazed window to rear, radiator, fitted carpet.

BATHROOM SUITE - 8' 2" x 6' 3" (2.51m x 1.92m) Panelled bath with mixer tap, low level wc, wash hand basin inset vanity unit, part tiled walls, frosted double glazed window, shower cubicle.

FITTED KITCHEN/RECEPTION ROOM - 17' 5" x 19' 6" (5.32m x 5.95m) Max measurements. KITCHEN: Modern White gloss fitted kitchen with a range of matching wall and base units and work tops over, double glazed window to side, stainless steel sink unit with mixer tap and drainer, tea towel hanging rail, power socket with USB charger incorporated, vinyl floor covering. Bosch appliances to include, fridge freezer, washer/dryer, slimline dishwasher, electric fan oven, gas hob with extractor over. Open to:



RECEPTION ROOM - Triple aspect reception room. double glazed window to front with window seating area, fitted carpet,

two double radiators, central heating thermostat, two sets of double glazed french doors either end of the reception room both with Juliet balconies.

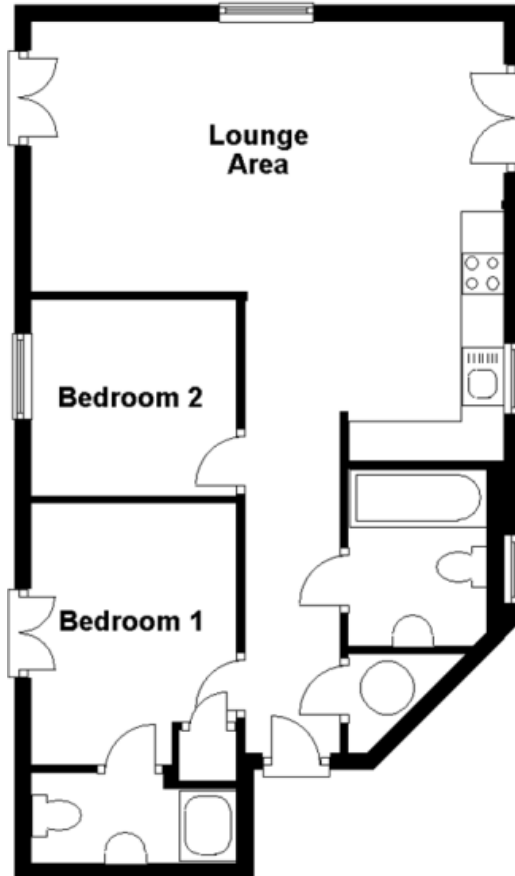
Exterior

ALLOCATED PARKING - Allocated parking space for 1 car.

Floorplans

Upper Ground Floor

Approx. 541.0 sq. feet



Energy Efficiency and Environmental Impact

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.