

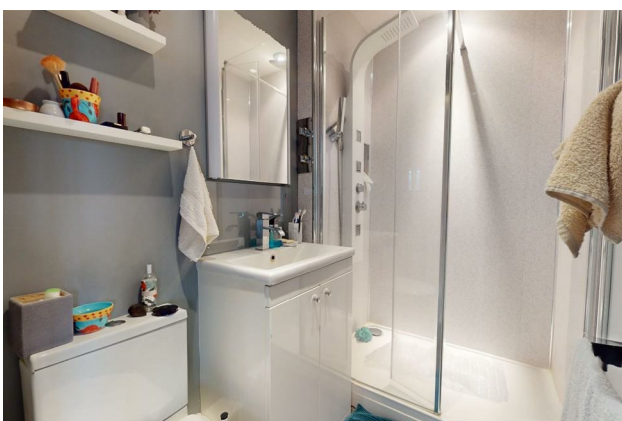
# HUNTERS®

HERE TO GET *you* THERE

**41 The Boulevard, Greenhithe, DA9 9GU**

**Guide Price £250,000**

**Property Images**



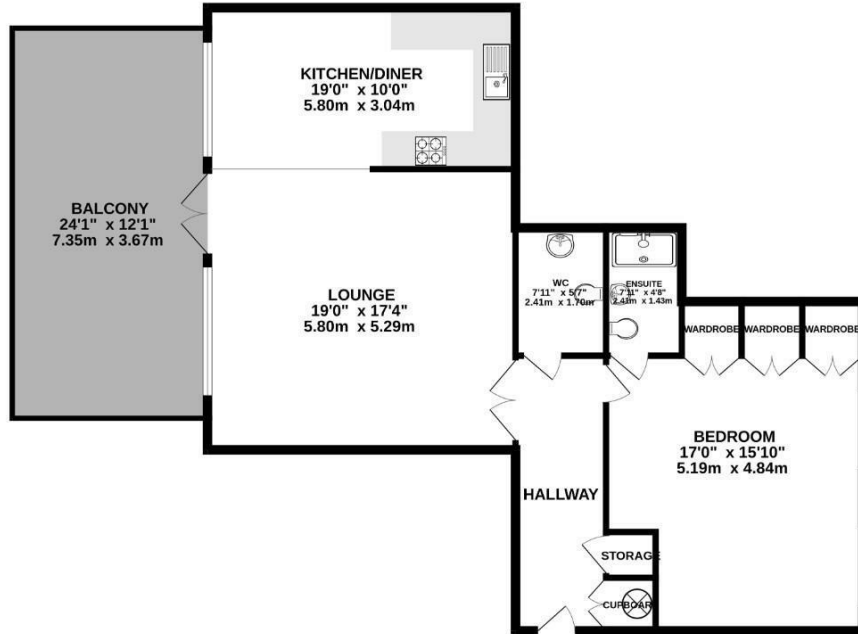
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## Property Images



GROUND FLOOR  
1004 sq.ft. (93.2 sq.m.) approx.



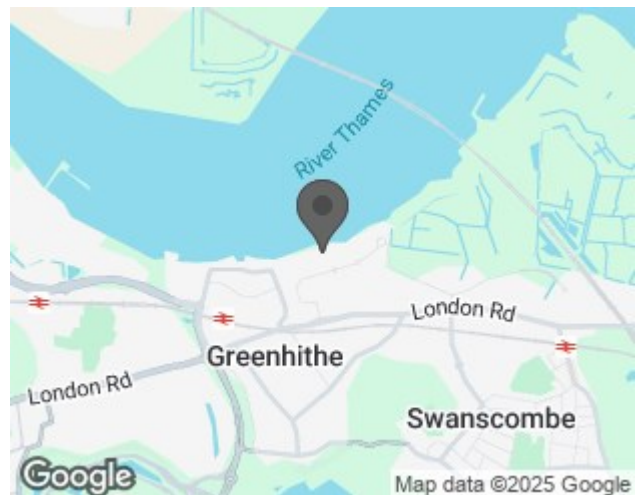
TOTAL FLOOR AREA : 1004 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the 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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## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat - Purpose Built Beds: 1 Bathrooms: 2 Receptions: 1  
Tenure: Leasehold

Guide Price: £250,000-£260,000

Hunters Gravesend are marketing this spacious one bedroom flat in the sought after Ingress Park with No Forward Chain!

The flat is located on The Boulevard, Ingress park and consists of entrance hall, storage cupboards, a large double bedroom with ensuite shower room, WC, open living/dining area and kitchen.

There are double doors that open onto the balcony which provides a scenic view of the Thames and walkway around the grounds of Ingress Park.

There is a large green which is within walking distance as well as the local country house, Ingress Abbey.

Local bus routes flow through Ingress Park which links Greenhithe with Bluewater, Gravesend & Ebbsfleet International Station.

Call now to arrange your viewing.

### **Features**

- ONE BEDROOM FLAT • LARGE LIVING SPACE • BALCONY • WELL PRESENTED • LOCAL BUS ROUTES • NO FORWARD CHAIN • LONG LEASE • EPC RATING- B