

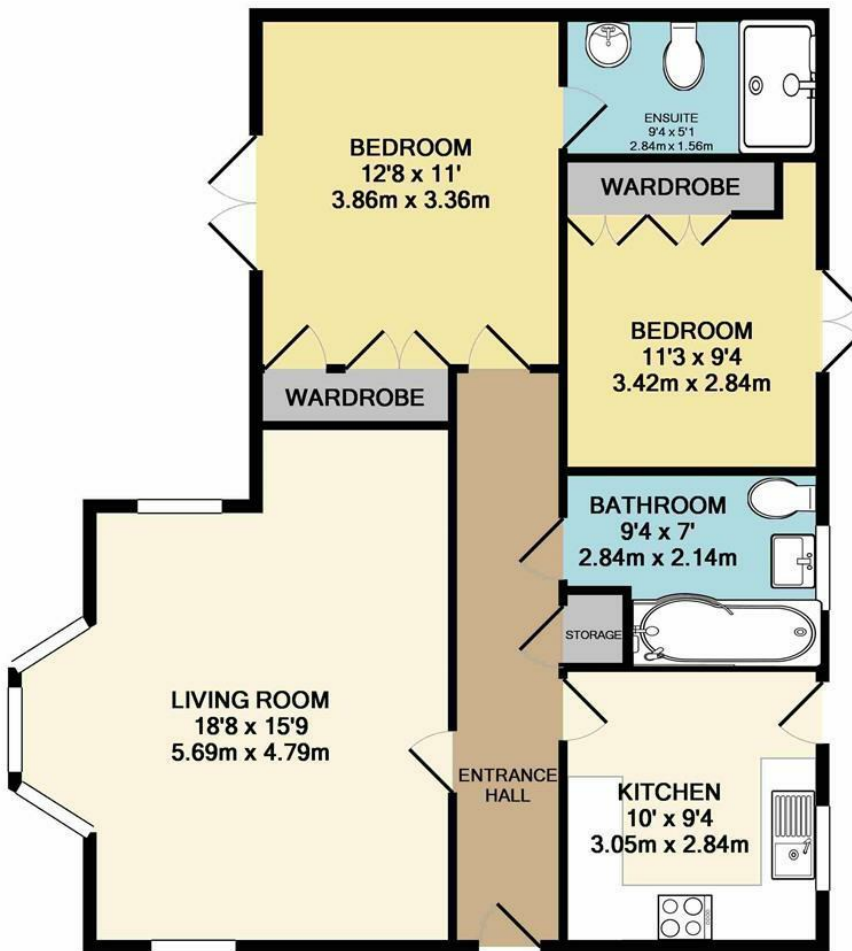


**22 College Place, Greenhithe**  
**Kent DA9 9GF**  
**£1,300 Per month**

OFFERS ABOVE £1300 - AVAILABLE 18TH JANUARY - Situated in the ever popular Ingress Park Development is this unique, extremely well presented and spacious two double bedroom ground floor flat benefiting PRIVATE LAWNED REAR GARDEN AND A FURTHER SEPARATE PATIO AREA FROM THE BEDROOM. Comprising entrance via security entryphone, stairs up to the private entrance hall, spacious lounge/dining room, modern fitted kitchen with integrated appliances, modern family bathroom, second double bedroom with access to the private patio and lawned rear garden and main bedroom with en-suite shower room and private patio area.

Additional benefits include double glazing, gas central heating, double tandem garage and off road parking. Greenhithe Station is close by as well as the popular Bluewater Shopping Village with access to the A2 and M25.





TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		73	79
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		74	82
England & Wales			