

# Reeds Rains

The Estate Agent

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



Portland Place, Greenhithe, Kent

**£199,950**

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## Portland Place, Greenhithe, Kent

We are delighted to offer for sale the top floor two bedroom duplex apartment. The accommodation is set on two floors and comprises entrance hall, lounge which is open plan to a kitchen, cloakroom, landing, two bedrooms and a bathroom. The property does require some minor work and enjoys wonderful views over The River Thames. VACANT POSSESSION.

### Communal Entrance

Secure entry phone system, lift to all floors.

### Entrance Hall

Entrance door, heater, laminate floor.

### Cloakroom

### Lounge Area 16'7" x 17'0"

Two heaters, laminate floor, double glazed windows over looking the Thames, double glazed french doors to balcony.

### Kitchen Area 12'8" x 4'10"

double glazed window to front, range of wall and base units, sink unit, laminate floor.

### Landing

Airing cupboard, fitted carpet.

### Bedroom 1 13'0" x 12'0"

Double glazed window to rear and side, fitted carpet, fitted wardrobe.

### Bedroom 2 14'10" x 10'10"

Two double glazed windows to front, heater, fitted carpet, fitted wardrobes.

### Bathroom

Double glazed window to side, vinyl floor, wash hand basin, bath, heated towel rail, WC.

### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

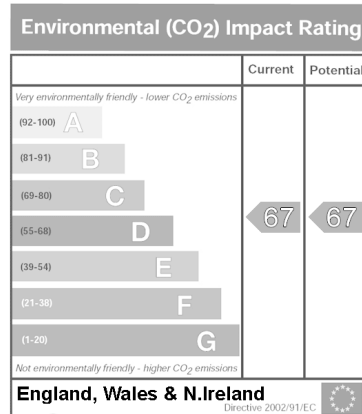
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### All Measurements

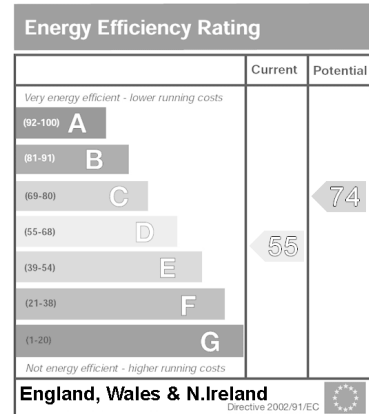
All Measurements are Approximate

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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