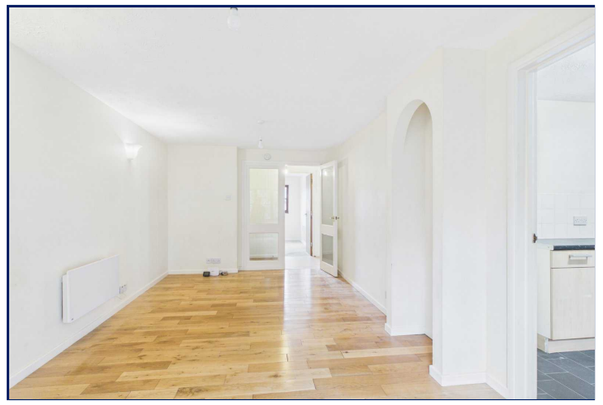
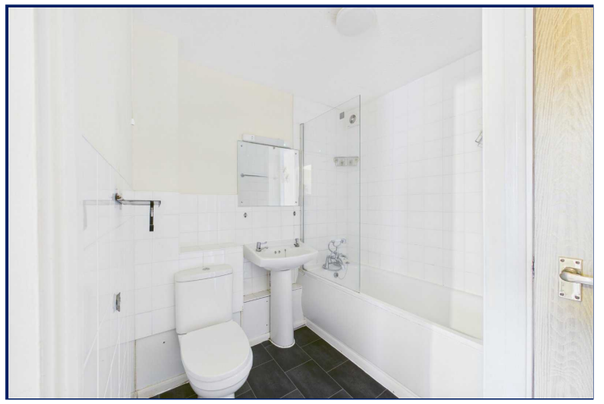


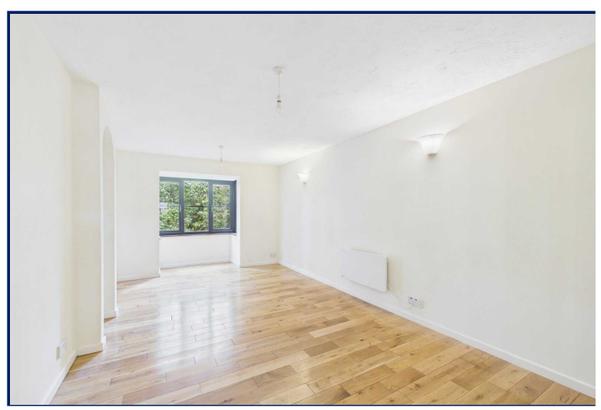


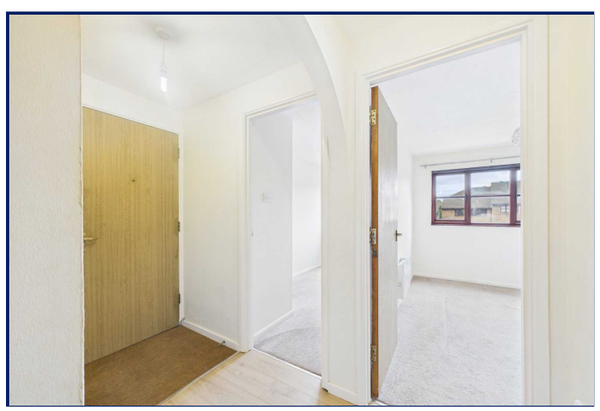












13A, Bishops Court, Greenhithe, Kent,
DA9

Guide Price: £195,000 - £200,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

13A, Bishops Court, Greenhithe, Kent, DA9
Guide Price: £195,000 Leasehold

Council Tax Band: C
EPC Rating: D

Charming first floor apartment boasting 2 bedrooms, dressing area, 1 reception room, kitchen and a bathroom. Enjoy the convenience of resident parking and a chain-free purchase. Perfect for first-time buyers or investors. Don't miss out on this fantastic opportunity!

Guide Price £195,000 TO £200,000

Communal Entrance
Stairs to all floors

Entrance Hall
Entrance door, wood floor, heater, entry phone.

Lounge/Diner
17'8" x 10'7" (5.38m x 3.23m)
Bay window to rear, wood floor, electric heater.

Kitchen
8'3" x 7'7" (2.51m x 2.3m)
Window to rear, vinyl floor, wall and base units, sink.

Bedroom One
11'3" x 8'5" (3.43m x 2.57m)
Window to rear, fitted carpet, electric heater.

Dressing Area
Fitted sliderobes, wash hand basin, fitted carpet.

Bedroom Two
8'10" x 5'10" (2.7m x 1.78m)
Window to front, fitted carpet, fitted wardrobe

Bathroom
Panelled bath with shower and screen, wash hand basin, WC, vinyl floor.

Allocated Parking
One Space

Lease
Lease 125 Years from 1 July 1990

Ground Rent and Service Charge 2024/2025 was £1249.

AML CHECKS
By law, we required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Landmark, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Landmark will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40+ VAT per person will apply for these checks, and Landmark will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

The Reeds Rains branch at 2 Hythe Street, Dartford, Kent DA1 1BX is operated by Overton Rudd Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Overton Rudd Limited is registered in England within Company Number 05247273. Registered Office: 2 Hythe Street, Dartford, Kent DA1 1BX

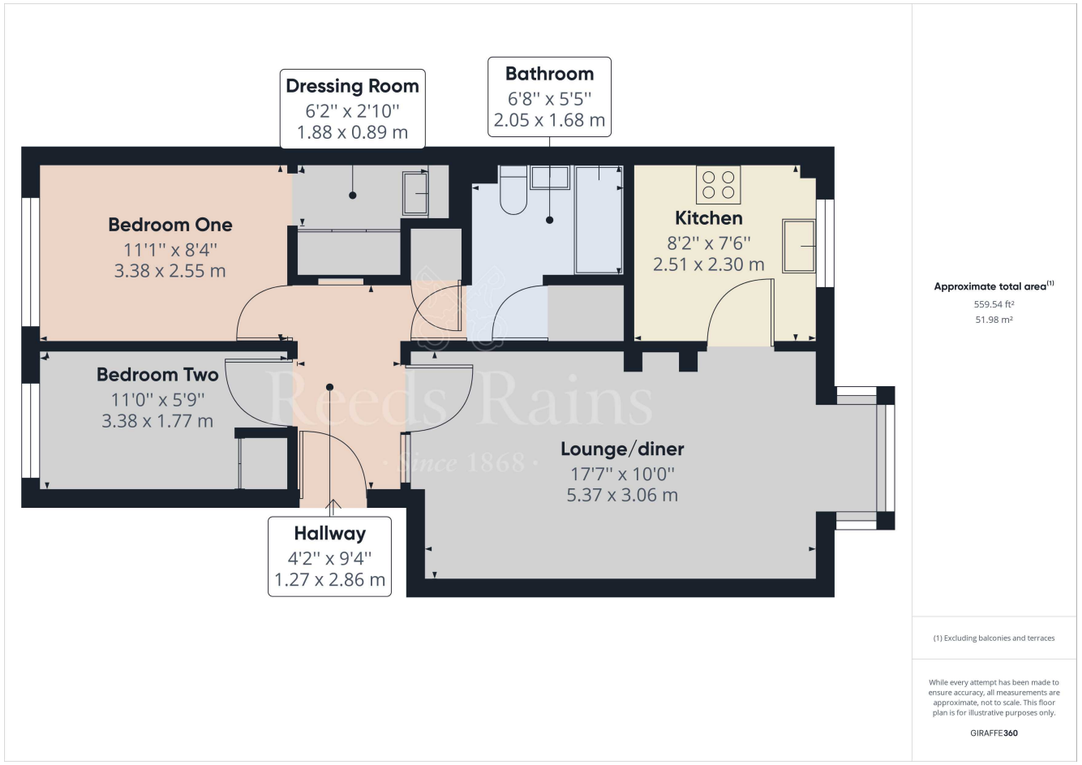
All Measurements
All Measurements are Approximate.

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

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk