

Waterman House, 1 Lord Street. Gravesend  
Kent, DA12 1AW  
Sales: 01474 330840  
Email: [info@watermanhouseestates.co.uk](mailto:info@watermanhouseestates.co.uk)  
[www.watermanhouseestates.co.uk](http://www.watermanhouseestates.co.uk)



**Waterman House Estates**



## Darbyshire House, Greenhithe, DA9 9UY

**£1,500 Per month**

We are excited to welcome this GROUND FLOOR 2 BEDROOM APARTMENT to the rental market. Located on the desirable, award winning development Ingress Park in Greenhithe. The property boasts 2 DOUBLE BEDROOMS, one of which has an ENSUITE, a large OPEN PLAN LOUNGE/DINER, a FULLY FITTED MODERN KITCHEN and a FAMILY BATHROOM. The best part about this home is the outside space with a LARGE WRAP AROUND SUN TERRACE, there is also an ALLOCATED PARKING SPACE for 1 car.

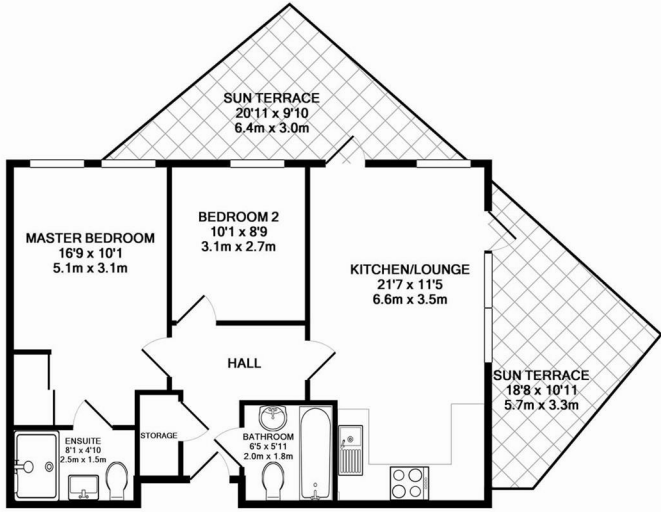
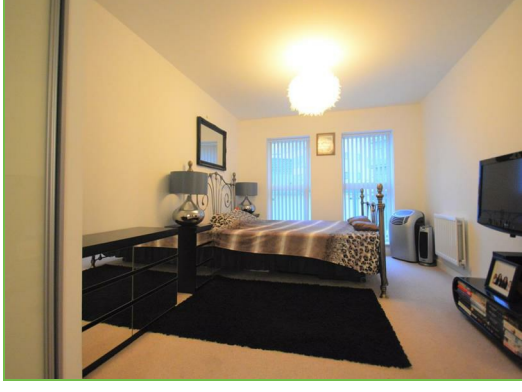
Great links to the A2/M25. Located on all main bus routes. Bluewater Shopping Centre and Ebbsfleet International are only a 5 minute drive away with the high speed rail links taking you to London around 20 minutes. Also, a 10 minute walk, door to platform to Greenhithe station. Close to all local amenities.

Council Tax Band - D

Call us now on 01474 330840 to book a viewing!



- Kitchen**  
8'3 x 7'9 (2.51m x 2.36m)
- Lounge/Diner**  
13'11 x 11'3 (4.24m x 3.43m)
- Master Bedroom**  
16 x 10'3 (4.88m x 3.12m)
- Ensuite**  
7'7 x 5'8 (2.31m x 1.73m)
- Bedroom**  
10'2 x 8'9 (3.10m x 2.67m)
- Bathroom**  
7'9 x 5'11 (2.36m x 1.80m)
- EXTERNAL**



TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 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		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			