

SELLING & RENTING  
HOMES  
— Since 2005 —



LAND ESTATES  
SALES, LETTINGS & MANAGEMENT



## GILBERT CLOSE GREENHITHE

LEASEHOLD

**£200,000**

- Two bedroom apartment.
- Modern throughout.
- Walking distance to a variety of shops.
- Service charge - £1272 per annum approx
- Floorplan coming soon
- Both rooms are large doubles.
- Walking distance to a variety of transport options.
- Lease length - 119 years
- Ground rent - £120 per annum approx

Chain free!

Land Estates are pleased to present this modern, two bedroom apartment in Swanscombe.

The property comprises of a lounge, two double bedrooms, a bathroom, and a kitchen.

The property is in a great location and is within walking distance to a variety of shops and transport options including Swanscombe or Greenhithe Train Station.

Lease length - 119 years

Service charge - £1272 per annum approx

Ground rent - £120 per annum approx

Please call Land Estates to arrange a viewing.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 	

**EPC Rating: Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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