

SELLING & RENTING  
HOMES

— Since 2005 —



LAND ESTATES

SALES, LETTINGS & MANAGEMENT



## RIXSON ROAD SWANSCOMBE

**£1,750 Per Month**

- Two bedroom apartment.
- Has both a bathroom and separate en-suite.
- Private balcony.
- Modern throughout.
- Allocated parking.
- Walking distance to Ebbsfleet Train Station.

Land Estates are delighted to introduce this two bedroom, modern apartment located in Greenhithe.

The property is on the first floor and can be accessed by both lift or stairs.

This spacious apartment consists of an entrance hall, two large double bedrooms, an en-suite shower room, a bathroom and an open plan lounge/kitchen.

The apartment also benefits from allocated parking and a private balcony.

Rixson Road is in a great location, Ebbsfleet Train Station is within walking distance and you also have easy access to the A2 and M25.

The property is offered unfurnished and is available now.

Please contact Land Estates to arrange a viewing.







| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          | <b>86</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>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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

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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