



Bazley Close, Swanscombe, DA10 0FG  
Guide price £270,000 Leasehold

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Guide Price £270,000 - £280,000 The Homes Group are proud to present to the market this generously sized 2021 built apartment set within the Ebbsfleet Cross development located within easy reach of Swanscombe & Greenhithe stations. The home offers spacious accommodation throughout, which includes a bright & airy dual aspect open plan living/dining & fitted kitchen, 22' master bedroom suite with built in wardrobe and luxury shower room, double-sized second bedroom and luxury bathroom. Externally the home also includes a balcony and parking space with EV charging point. The home is well presented and turn key ready.

Tenure: Leasehold. Lease term: 999 years from 1st August 2019. Ground rent: Peppercorn (£0). Service charge: £2769.20 May 2025 - April 2026



## Communal Entrance

### Entrance Hall

### Open Plan Living/Dining/Kitchen

21'2 x 14'8 x 10'2 (6.45m x 4.47m x 3.10m)

### Balcony

### Master Bedroom

22'10 x 8'11 x 3'11 (6.96m x 2.72m x 1.19m)

### En-Suite

### Bedroom Two

12'2 x 10'1 (3.71m x 3.07m)

### Bathroom

### Parking & EV Charger

Tenure: Leasehold

Council Tax: Band D

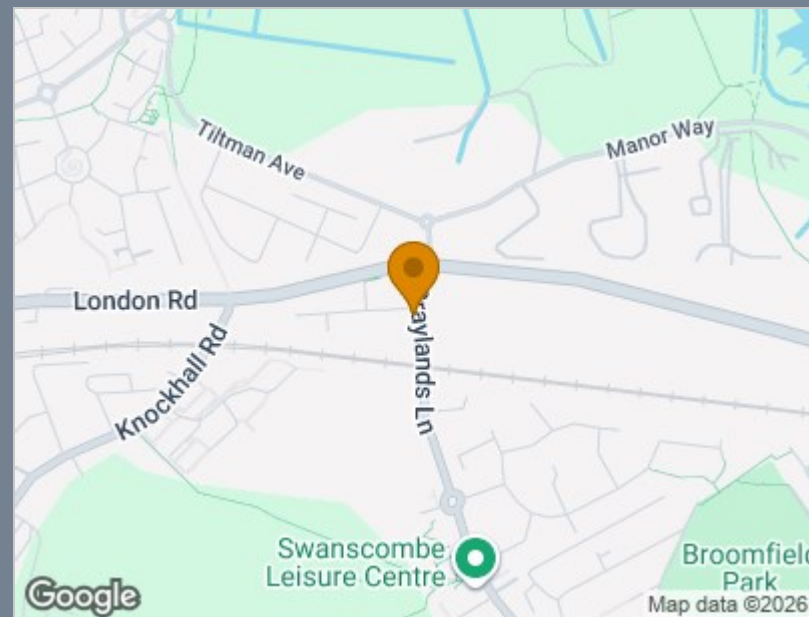




## First Floor



Total area: approx. 73.3 sq. metres (788.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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