



**Bazley Close, Swanscombe, DA10 0FG**  
**Guide price £275,000 Leasehold**



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 family/visitor 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 )

#### **Bedroom One**

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**

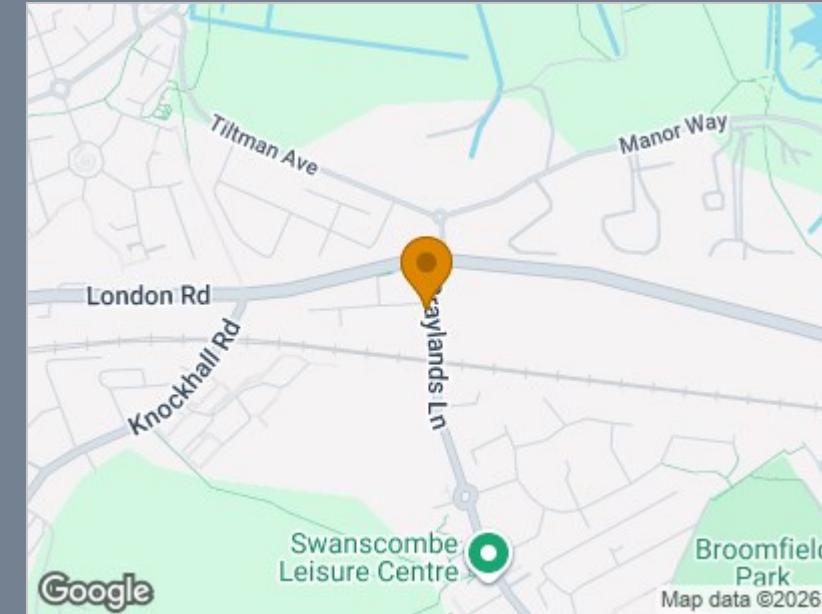




## First Floor



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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