



Manor Road, Swanscombe, DA10 0ES
Asking price £145,000

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This first floor, one bedroom purpose built apartment would, in our opinion, be a great investment opportunity or first time buy. Swanscombe Station, Ebbsfleet International Station, Bluewater and the proposed London Resort are all within a couple of mile radius of the property. There is a spacious lounge, separate kitchen, bedroom and good sized bathroom. We understand there is an allocated parking space to the front of the property. The apartment is being offered with no forward chain.

Please note this property is subject to annual service and ground rent charges. Information to be verified by sellers solicitor.

Entrance Hall

Entrance door, storage cupboard, wood laminate flooring.

Living Room

14'8 x 10'1 (4.47m x 3.07m)

Window and double door with Juliette balcony to rear, wall mounted heater, wood laminate flooring.

Kitchen

7' x 6'6 (2.13m x 1.98m)

Window to side, range of wall and base units to two sides, electric oven and two ring hob, space for fridge, plumbing for washing machine, sink unit, vinyl flooring.

Bedroom

10'9 x 10'8 (3.28m x 3.25m)

Window to front, wall mounted heater, wood laminate flooring.

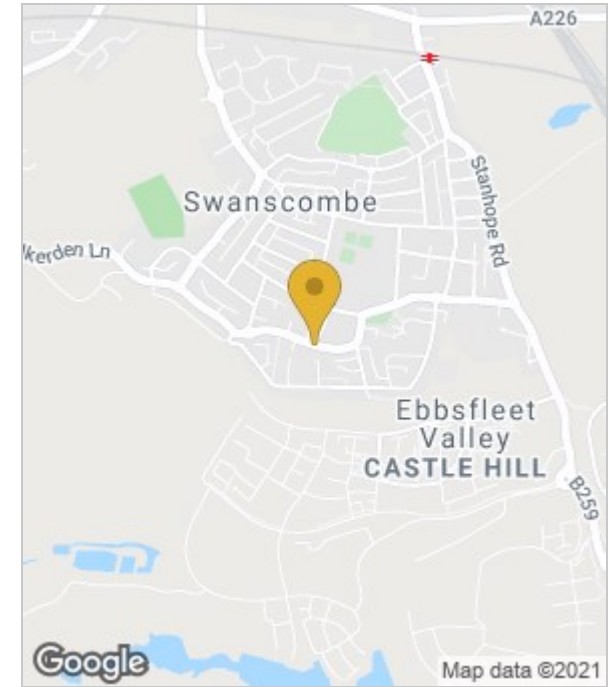
Bathroom

10'9 x 5'7 (3.28m x 1.70m)

Frosted window to front, panel bath with tiled surround, pedestal wash basin, low level WC, heated towel rail, vinyl flooring.

Allocated Parking Space

We understand the apartment benefits from an allocated parking space (to be verified by the sellers solicitor).



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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