

SELLING & RENTING  
HOMES

— Since 2005 —



LAND ESTATES  
SALES, LETTINGS & MANAGEMENT



## BARLEY CLOSE GREENHITHE

LEASEHOLD

**£235,000**

- Two bedroom apartment.
- Two allocated parking spaces.
- Near to Stone Crossing and Greenhithe Train Station.
- Lease length - 116 years
- No ground rent
- Chain free.
- Modern throughout.
- Near to Bluewater Shopping Centre.
- Service charge - Approx £1687 per year

CHAIN FREE!

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.

Step into this spacious apartment, where you'll find a welcoming hallway with storage, a bright open-plan kitchen and living room, two spacious double bedrooms and the family bathroom.

The apartment also benefits from two allocated parking spaces and a Juliet balcony.

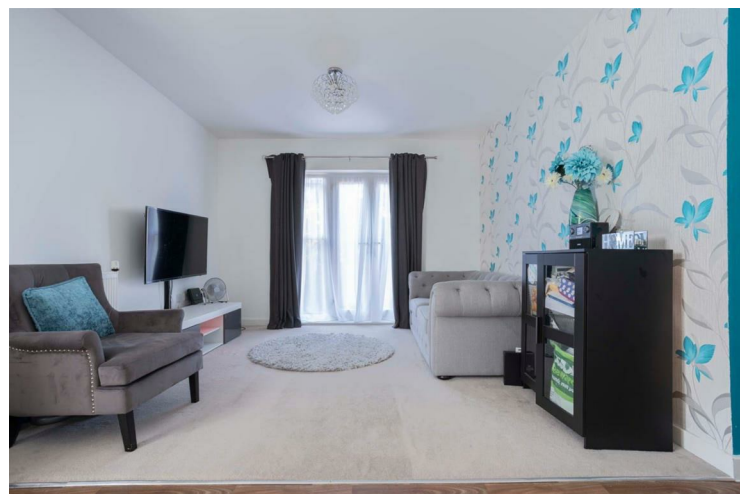
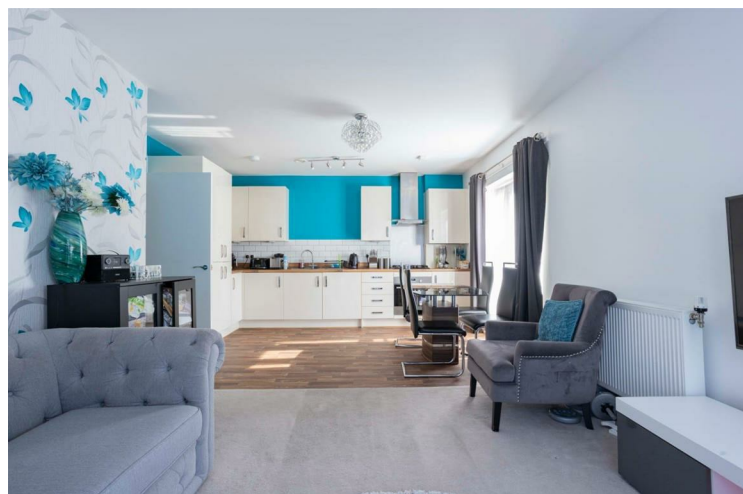
Barley Close is in a great location, Bluewater, , Stone Crossing Station, Greenhithe Station and a variety of schools are all within close proximity.

Lease length - 116 years

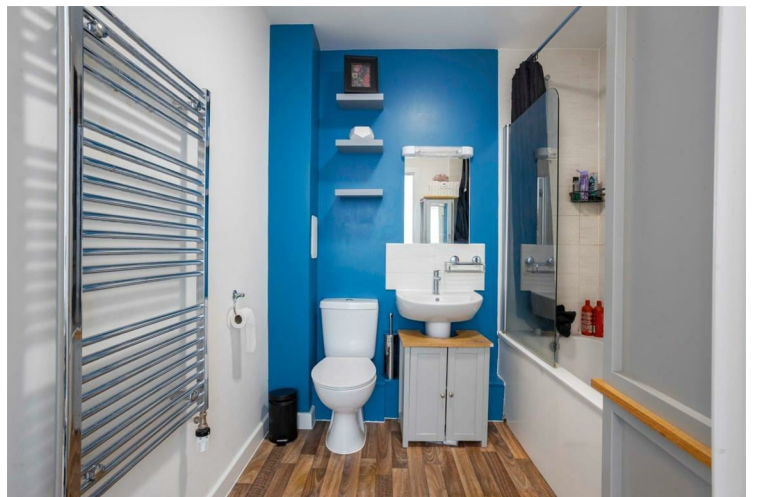
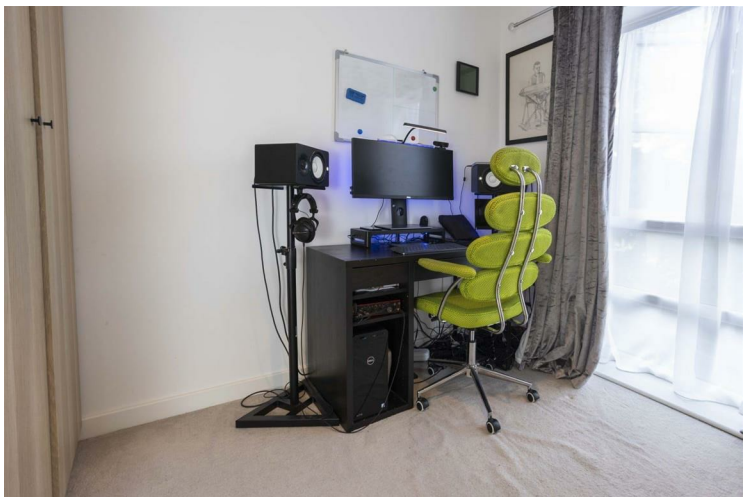
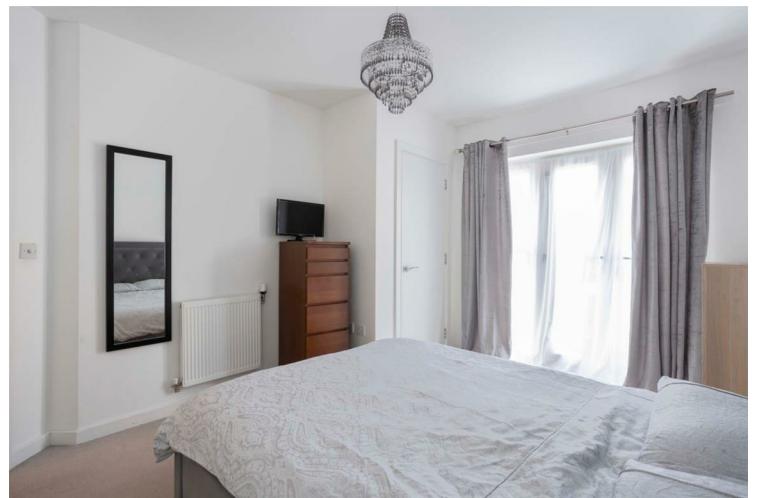
Service charge - Approx £1687 per year

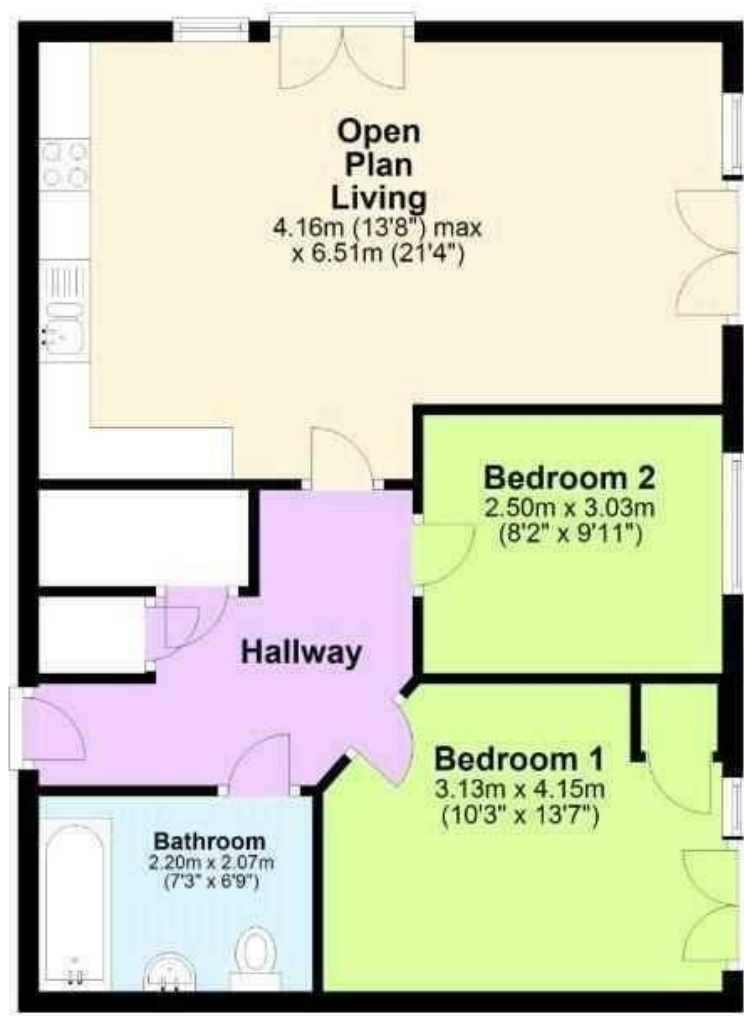
No ground rent

Please contact Land Estates to arrange a viewing.









Total area: approx. 60.7 sq. metres (653.6 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 82        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | 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

Land Estate  
6 Market Street  
Dartford  
Kent  
DA1 1ET

01322 413501  
info@landestate.co.uk  
www.landestate.co.uk



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