

**SELLING & RENTING  
HOMES**  
— Since 2005 —



**LAND ESTATES**  
SALES, LETTINGS & MANAGEMENT



## **EASTERN AVENUE GREENHITHE**

**LEASEHOLD**  
**£300,000**

- Two bedroom apartment.
- Amazing condition inside.
- Allocated parking and private balcony.
- Walking distance to Greenhithe Train Station.
- Annual service charge - Approx £1614 per year
- Chain free!
- Has a bathroom and an en-suite.
- Walking distance to Bluewater Shopping Center.
- Lease length - 995 years
- Annual ground rent - Peppercorn



Chain free!

Land Estates are delighted to present this two bedroom apartment located in Greenhithe.

This property is practically still new inside and boasts a huge amount of space.

The apartment itself can be accessed via a security entry system. The communal area, in keeping with the apartment is immaculate.

You can reach the apartment via the lift, which serves all floors or there is also the option of taking the stairs.

Once inside the apartment you will be met with an entrance hall which gives access to every room. The property consists of two double bedrooms. The master bedroom is a great size and benefits from an en-suite shower room and integrated wardrobes. The second room is also a fantastic size and can easily fit a double bed and multiple wardrobes. There is also a family bathroom which still looks unused.

The open-plan kitchen and living area are a wonderful size. The kitchen has integrated appliances included. This apartment also has the added attraction of balcony with a scenic view, which is ideal in the summer months to sit and unwind.

The property also benefits from allocated parking.

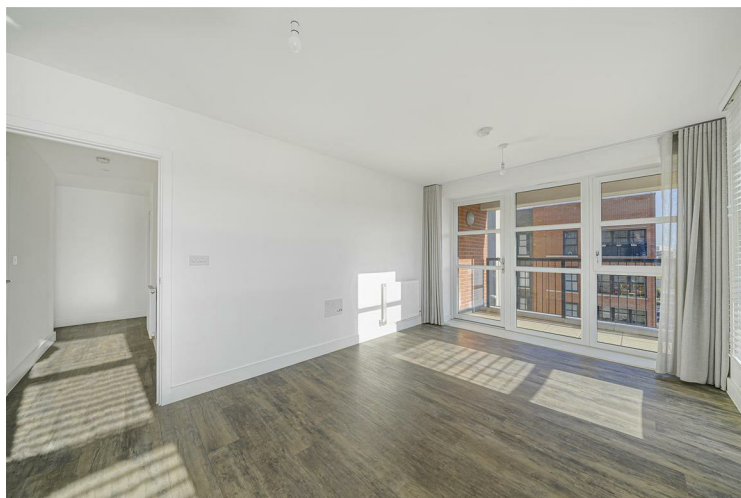
Eastern Avenue is located on a new build development which is very well kept. It is just a short walk to Bluewater Shopping Centre, Greenhithe Train Stations and a variety of other shops and transport options.

Lease length - 995 years

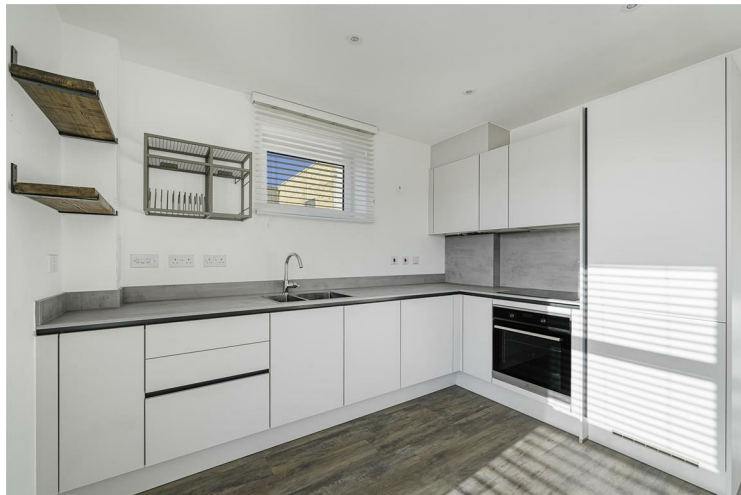
Annual service charge - Approx £1614 per year

Annual ground rent - Peppercorn

Please contact Land Estates to arrange a viewing.

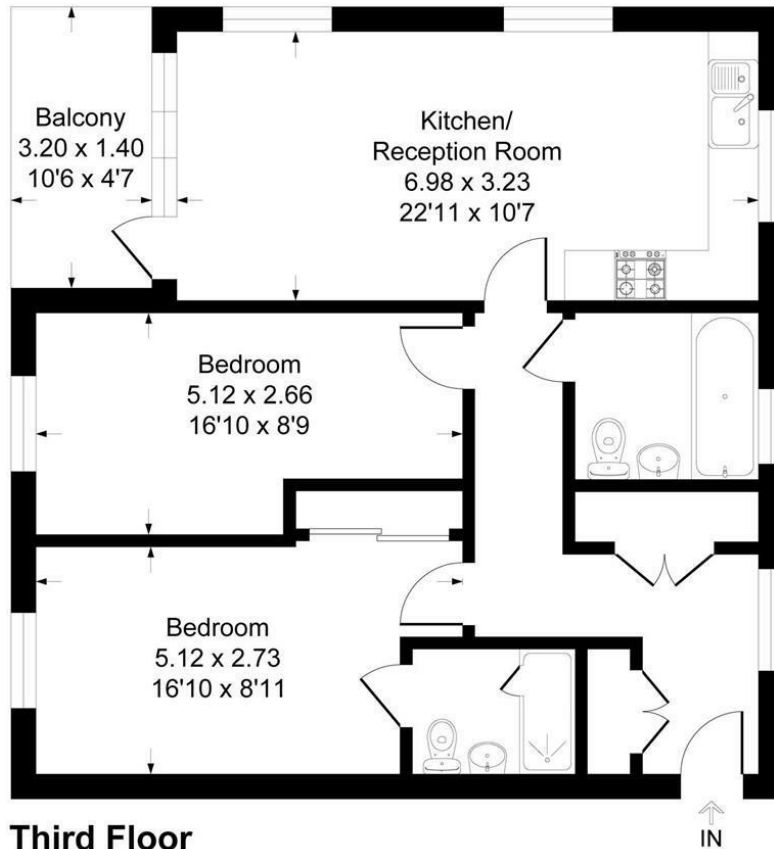






## Eastern Avenue, DA10

Approximate Gross Internal Area 71.6 sq m / 771 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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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