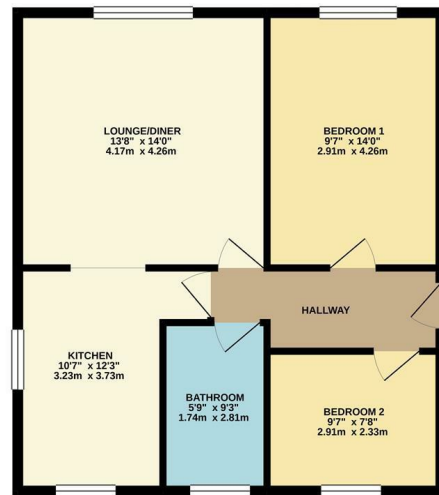
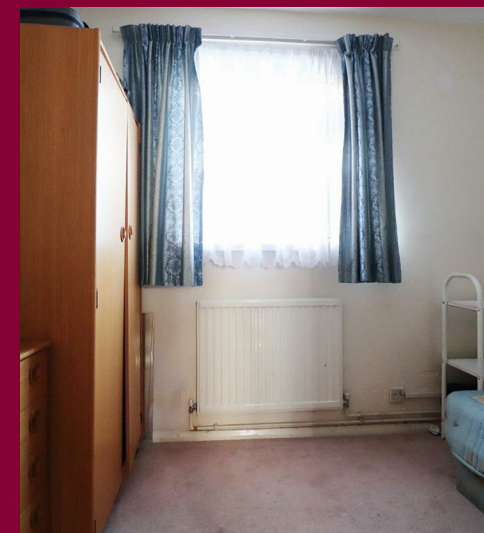


GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements are taken to the nearest 3 inches and are approximate. Prospective buyers are advised to check these for any particular purpose. The layout, fixtures and fittings shown have not been tested and no warranty is given for their operation or condition.



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

45 High Street
Swanscombe
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Guide Price
£200,000

Milton Road Swanscombe

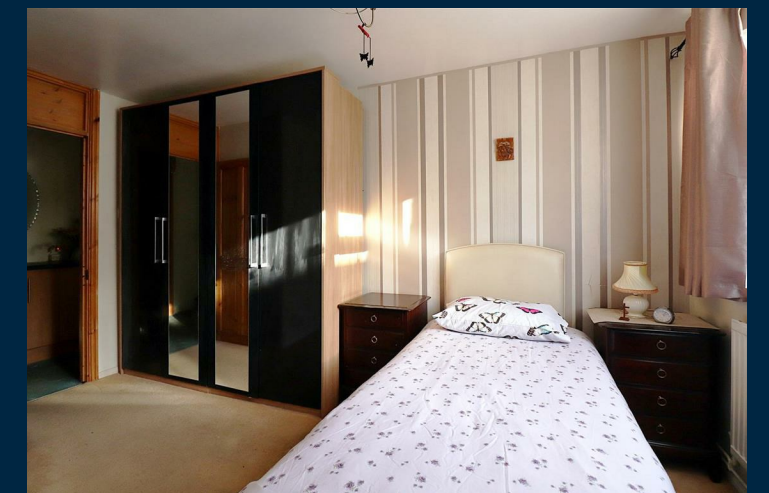
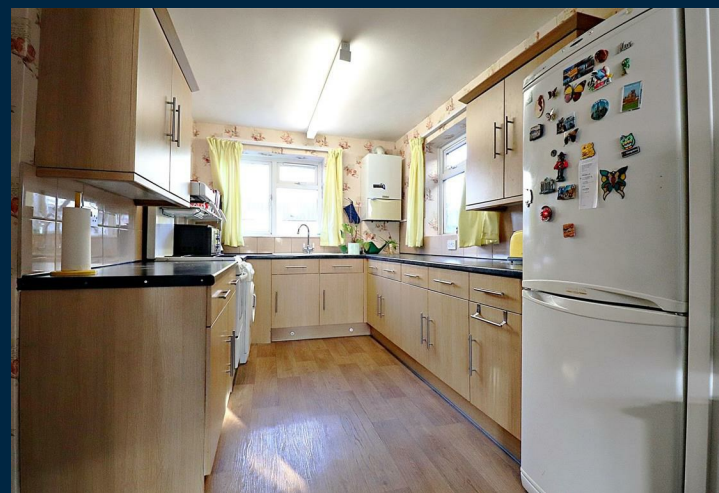
Are you looking for a chain free ground floor apartment with a private rear garden? Then this is the home for you.

Internally the large apartment offers ample storage and generous rooms for the whole family to relax and enjoy. A modern kitchen has fitted wall and base units, offering great storage and benefits from space for many appliances. The two sizeable bedrooms and a spacious lounge / dining room have been beautifully presented with a contemporary feel. The modern bathroom can be accessed off the entrance hall, along with two storage cupboards. The block is accessed via an entry phone system, granting you extra peace of mind that your home is secure. The property is double glazed and gas centrally heated throughout. The abode has 93 years remaining on the lease and a low service charge of approx. £700 a year, which includes building insurance.

Located within Swanscombe village, with lots of local amenities nearby. Two train stations are within walking distance away from the home, making this property a fantastic purchase for commuters or someone looking for their first home. The M25 / A2 offer great links to all major road networks locally. Bluewater Shopping Centre is the perfect spot for entertainment, shopping and benefits from many restaurants to keep you busy. All of which, are only a 10 minutes drive away. Ebbsfleet International Train Station is 5 minutes drive and allows you to enjoy the buzz of Central London in 19 minutes, or Paris within 2 hours using the high speed train links.

For more information, please call Anthony Martin Estate Agents today. EPC rating awaited

AGENTS NOTES: Your solicitor will be able to verify the lease, ground rent and service charges. These have been provided by the seller of the property and were correct at the time of going to print.



- No Chain
- Ground Floor Apartment
- Two Sizeable Bedrooms
- Modern Bathroom
- Spacious Lounge / Dining Room
- Private Rear Garden
- Contemporary Kitchen
- Walking To Two Stations
- Excellent Local Recreation Parks
- EPC Rating Awaited