

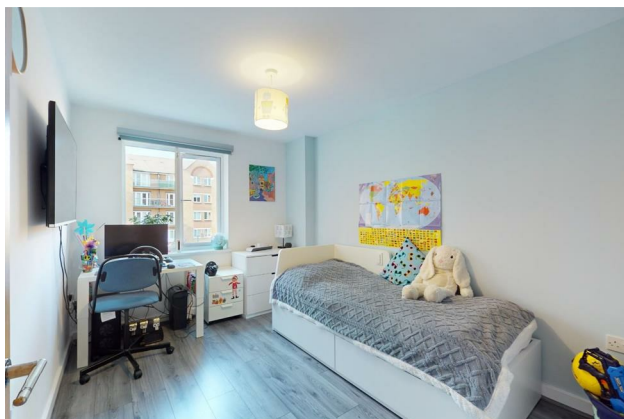
# HUNTERS®

HERE TO GET *you* THERE

**49 Phoenix Court Black Eagle Drive, Northfleet, Gravesend, DA11 9AQ**

**Guide Price £200,000-£210,000**

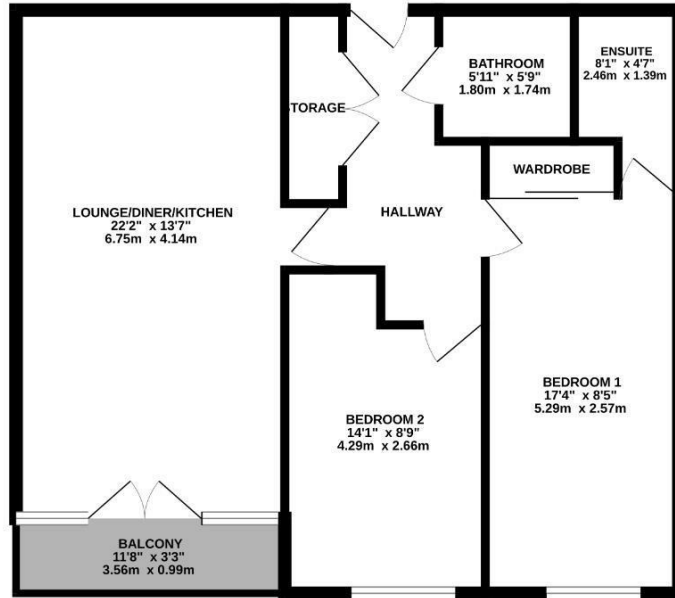
Property Images



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GROUND FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



49 PHOENIX COURT

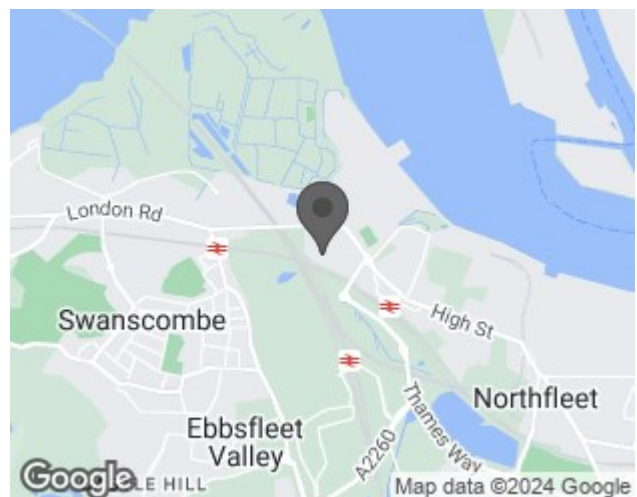
TOTAL FLOOR AREA: 695 sq ft (64.5 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency on the given. Made with Metagen, ©2024

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	80
(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		

## Map



## Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

GUIDE PRICE £200,000-£210,000.

Available with FORWARD CHAIN this delightful two bedroom flat situated on Black Eagle Drive is a gem waiting to be discovered!

The accommodation consists of open plan living area, kitchen, two bedrooms with the main having an en suite shower room, family bathroom and cupboard offering extra storage space.

With its convenient location, this flat is close to Ebbsfleet International as well as the A2 making this ideal for those looking to commute.

The flat also benefits by having one allocated parking space, balcony and lift access.

Call now to arrange your viewing!

## Features

- TWO BEDROOMS • LOUNGE/DINER • KITCHEN • BATHROOM • EN SUITE • BALCONY • OPEN PLAN • ONE ALLOCATED PARKING SPACE • NO FORWARD CHAIN • EPC RATING C