



**Ackers Drive, Weldon, Ebbsfleet Valley,
Swanscombe, DA10**

Guide Price: £290,000

Leasehold

Ackers Drive, Weldon, Ebbsfleet Valley, Swanscombe, DA10

*** GUIDE PRICE £290,000 - £310,000 ***

Offered to the market is this well-presented two bedroom apartment, located in the popular "Weldon", Ebbsfleet Valley.

With its build completed in 2022 and thus still under new-build warranty, the top floor dwelling comes with the benefit of two double bedrooms, two bathrooms (one en-suite shower room) and a spacious, open-plan kitchen/living/dining arrangement, with fully fitted kitchen appliances.

There are mirrored, built in wardrobes to the master bedroom, with further storage & utility cupboards to the entrance hall.

The block benefits from a lift and well-maintained communal parts. There is an allocated parking space with further, visitor parking bays. There is also gas central heating, and a spacious balcony with a Westerly orientation, benefitting from lots of afternoon sunshine.

Within the development and walking distance include Ebbsfleet Green primary school, the Spring River Marstons pub/hotel, a Co-Op food and a popular coffee shop. Also being built opposite is a new facility called 'Weldon Heart' to including a cafe, community lounge, childrens play area and terrace, and parcel lockers. Also due for completion imminently is a sports centre with gym, cafe and 3G pitch.

Perhaps the biggest benefit is the proximity to Ebbsfleet International Train station, with this offering frequent, High Speed services to Stratford International and St Pancras International (for Kings Cross), both in under 20 minutes.

Road links to the A2, M25, M2 and M20, as well as Bluewater Shopping Centre, are also fantastic.

Service Charge Amount: £1800 per annum

Ground Rent: Zero

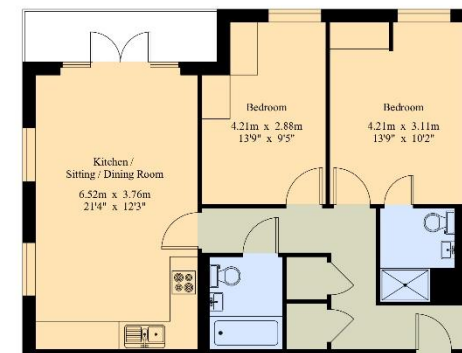
Tenure: Leasehold

Lease length: 999 years from 2017 (approx 991 left remaining)

Enquire now to book your viewing slot.

Ackers Drive

Gross Internal Area : 69.9 sq.m (752 sq.ft.)



Second Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.