



JONATHAN HALL

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Motte Lane, Castle Hill, Ebbsfleet Valley, Swanscombe, Kent, DA10 1AG

Price range: £250,000 - £275,000

jonathanhall.exp.uk.com



A superbly presented modern third floor apartment with a parking space, a southerly facing balcony, **NO ONWARD CHAIN**, a bike store, a kitchen/dining/sitting room, two bedrooms and a bathroom. Available to purchase outright or under shared ownership with Clarion Housing. Located on the sought-after Castle Hill development with its local amenities and one mile from Ebbsfleet International Station, with a high-speed link into London St. Pancras from only 19 minutes.

Summary

- Superbly Presented Modern Apartment
- Kitchen/Dining/Sitting Room
- Southerly Facing Balcony
- Two Bedrooms & Bathroom
- Allocated Parking Space & Visitor Spaces
- Bike Store & Bin Store
- Gas Central Heating, Double Glazing
- Communal Lift
- **NO ONWARD CHAIN**
- Ebbsfleet International - 19 mins to London

Accommodation

Communal entrance hall with a lift and a staircase to the third floor.

Accommodation: entrance hall with an entry phone and a built-in cupboard; kitchen/sitting/dining room with a contemporary fitted kitchen comprising a range of wall and base cupboards, drawers, worktops, sink with mixer tap, inset gas hob with cooker hood above, built-in oven, integrated fridge/freezer and washing machine, cupboard housing gas fired boiler and tiled floor to kitchen area and a carpeted sitting/dining area with a door leading to the southerly facing balcony; bedroom one with built-in cupboards/wardrobes and fitted carpet; bedroom two with fitted carpet; and a superb bathroom fitted with a white suite comprising a panelled bath with shower above and glass shower screen; washbasin, WC, heated towel-rail and tiled floor.

Outside

Allocated parking space, visitor parking spaces, bike store and a bin store.

Agents Note

The property is in council tax band D and is leasehold, with a 125-year lease from 1st January 2017. Our client has informed us that the service charge for this year is £2442.12. We have been informed there is no ground rent payable. The property benefits from double glazing, gas central heating, and mains gas, electricity, water and drains. Our client informs us that the property can be purchased outright or under shared ownership with Clarion Housing.





Location

The property is located in the sought-after Castle Hill Development with its variety of amenities including a popular primary school, community centre, coffee shop, Co-op mini supermarket, pharmacy, several parks /children's playgrounds, tennis courts, and Castle Hill Lake.

The location is great for commuting as the A2, leading to the M25, is approximately 1.6 miles away; and Ebbsfleet International station is approximately a 1 mile walk and offers services to London St. Pancras from only 19 minutes.



Bluewater shopping centre, with its great selection of shops, restaurants and a cinema complex, is approximately 3 miles away.

Darent Country Park is approximately 5 miles away.

Darent Valley Hospital is approximately 4 miles away.

Ebbsfleet Academy School is approximately 0.7 miles away.



A superbly presented modern third floor apartment with a parking space, a southerly facing balcony and NO ONWARD CHAIN; located on the sought-after Castle Hill Development



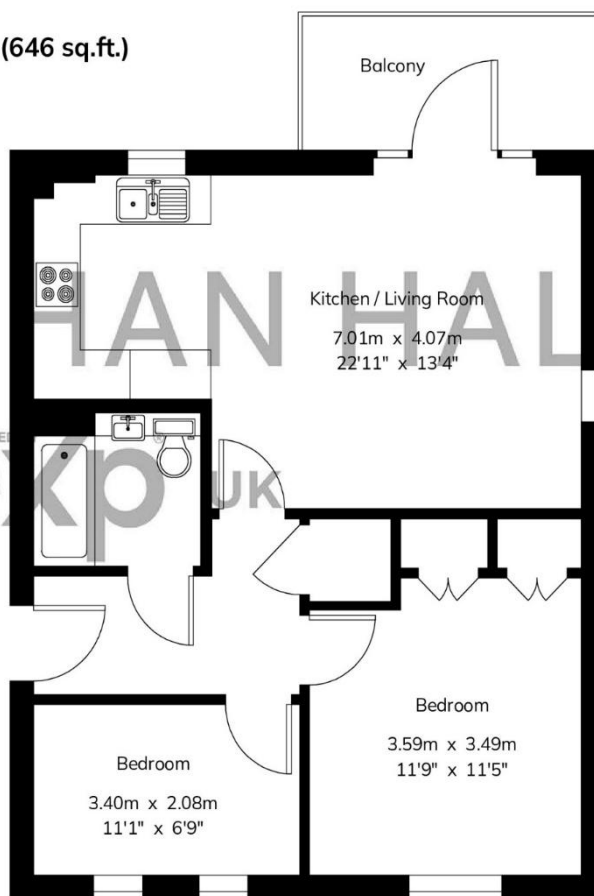


Flat - Gross Internal Area : 60.1 sq.m (646 sq.ft.)

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Third Floor



For Identification Purposes Only.

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1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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If you need get in touch, please contact me on
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