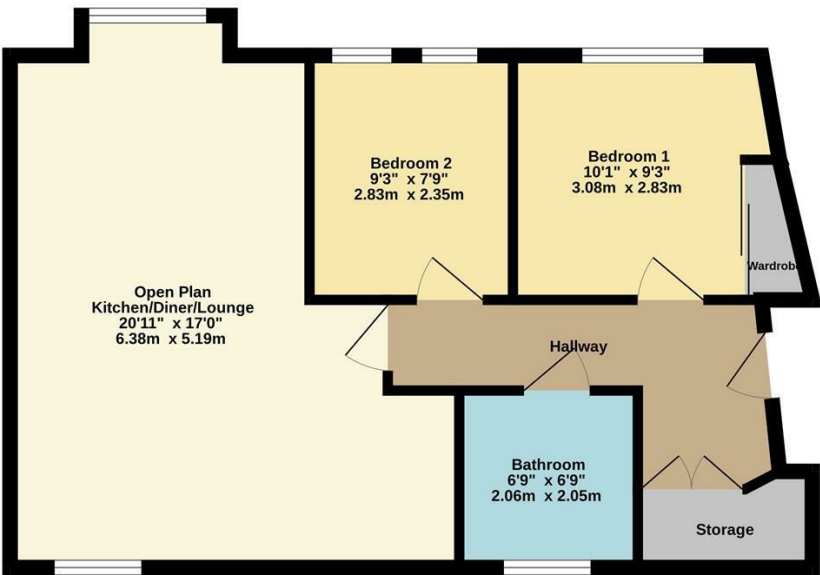


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Top Floor  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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**\*\*Chain Free\*\***

Situated on the top floor of a recently built development, this contemporary two-bedroom flat offers stylish and convenient living. Just five years old, the property comes with the benefit of a new-build warranty, providing peace of mind for its next owner.

The apartment boasts a bright and spacious open-plan kitchen and reception room, ideal for entertaining and day-to-day living. The modern kitchen is fully equipped with a fitted oven, hob, fridge/freezer, and dishwasher, making it both functional and attractive. The two bedrooms are well-proportioned, offering flexibility to accommodate families, professionals, or guests. There is also a handy storage cupboard which houses the heating system and washing machine.

This home also comes with allocated parking for one car and additional parking for visitors. Its location is highly desirable, being in close proximity to Ebbsfleet International Station for excellent transport links, as well as local schools and amenities, making it perfect for families and commuters alike.

This is a fantastic opportunity to own a modern, low-maintenance home in a well-connected area. Early viewings are highly recommended!

**2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS**

## SOMERSET COURT

GRAVESEND DA11 8GF

- Chain Free
- Two Bedroom Top Floor Flat
- Immaculate Condition Throughout
- Fitted Kitchen With Build In Appliances
- Allocated Parking
- Close To Shops And Amenities
- Good Transport Links
- Long Lease
- EPC - 84 B
- Council Tax Band D

