KINGS

Sunningdale Court Wrotham Road

Meopham, DA13 0HJ Leasehold - Share of Freehold

2 2 1 C

Guide Price £300,000

A very well presented two bedroom apartment located in the heart of Meopham within easy walking distance of the rail station, bus routes, post office and pharmacy. The property was built circa 2005 and benefits from a share of the freehold, double glazing, gas central heating, allocated parking, fitted security alarm and intercom entry phone system.

Overview

- 2 Bedroom first floor (top floor) apartment
- Bathroom and en-suite
- Allocated parking
- Close to rail station and local amenities
- Lounge and fitted kitchen
- 980 year lease, share of freehold
- Double glazing and gas central heating
- Fitted security alarm
- Ideal first time buy, retirement or buy-to-let property
- Very well presented

Property description

This two bedroom first floor apartment is located in the rear building of Sunningdale Court providing a desirable quiet setting with ample natural light. The property is entered via a communal entrance hall with stairs to the first floor. The accommodation comprises entrance hall with intercom entry phone system, security alarm, lounge-dining room, fitted kitchen with soft-close doors and built-in appliances. Main bedroom with en-suite shower room, a second bedroom and bathroom. Each bedroom has a sizeable floor-to-ceiling built in wardrobe. The property has an allocated parking space and a small exterior locked storage space accessible from the communal landing.

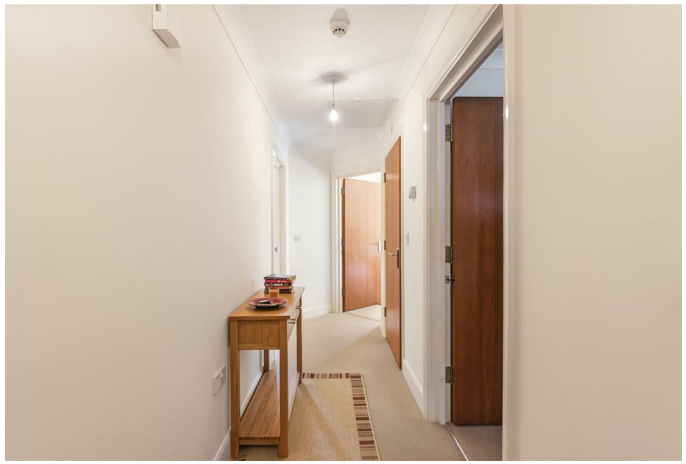
There are eleven apartments in total across the two buildings of Sunningdale Court, each with a share of the freehold. The communal areas, including driveway, parking and surrounding garden, are looked after by the management company of which each apartment owner has one eleventh share.

Location
Meopham is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/M25 motorway networks are within easy reach as is Meopham rail station with services to London Victoria station (35 minutes), Ebbsfleet International rail station is within a short drive and Gatwick Airport can be reached in approximately 45 minutes. There are local primary and secondary schools within Meopham and the neighbouring villages, with grammar schools at nearby Gravesend and Dartford. Local shops are found at nearby Culverstone and Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Sainsbury's and Morrisons in Gravesend and the Bluewater shopping complex at Greenhithe (15 minutes). There is a local post office, shop and pharmacy nearby for essentials. Camer Country Park and Trosley Country Park are within a short drive.

Viewing arrangements
Strictly by prior appointment with Kings

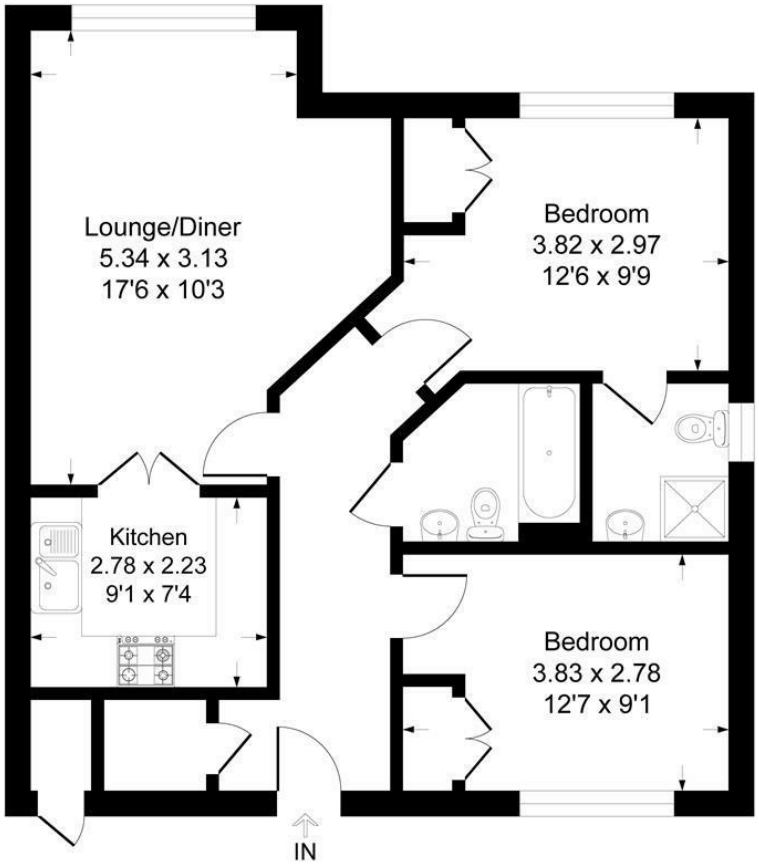
Directions
The property is located approximately 50 yards from our office south along the A227 Wrotham Road, opposite the local shops and pharmacy.

Property information
Mains gas, electric, water and drainage. Council tax band D, EPC rated C. 980 years remaining of 999 year lease granted in 2005 with 1/11th share of freehold. The annual management fee for 2024 was £1,385.



Sunningdale Court, DA13

Approximate Gross Internal Area 68.1 sq m / 734 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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