



## 2 Sunningdale Court

Wrotham Road, Meopham, Kent, DA13 OHJ Leasehold - Share of Freehold



Asking Price £290,000



An excellent opportunity to acquire a well presented two bedroom apartment located in the heart of Meopham within easy walking distance of the rail station, bus routes, post office, cafe and shops. The property was built circa 2005 and benefits include a share of the freehold, double glazing, gas central heating, allocated parking, alarm system, security entry phone system.

### Overview

- 2 Bedroom ground floor apartment
- Entrance hall
- Bathroom & ensuite
- Lounge, fitted kitchen
- Double-glazing, gas central heating
- Alarm system
- Allocated parking
- Walking distance of station & shops
- 980 year lease
- No onward chain

### Property description

The accommodation of this conveniently located two bedroom ground floor apartment comprises a communal entrance hall with intercom entry system and utility cupboard. The apartment has an entrance hall with an airing cupboard housing the Mega-flo hot water system. The lounge is dual-aspect with windows to front and side and is partly open to the fitted kitchen. Appliances to remain include oven, five ring gas hob, extractor, built in fridge-freezer and a washing machine. There are two double bedrooms, one with an en-suite shower room, both are located at rear of the property.

The communal areas of Sunningdale Court are looked after by the management company of which each apartment owner has one eleventh share. There is one allocated parking space and visitor parking available.



### 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 M20/25/M26 motorway networks are both within easy reach as is Meopham mainline rail station with services to London Victoria (35mins), Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes.

There are local primary and secondary schools within Meopham and the neighbouring villages and 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, Morrisons in Northfleet and Bluewater at Greenhithe (10 mins).

### 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. what3words location finder: [///dame.birds.goal](https://www.what3words.com/dame.birds.goal)

### Property information

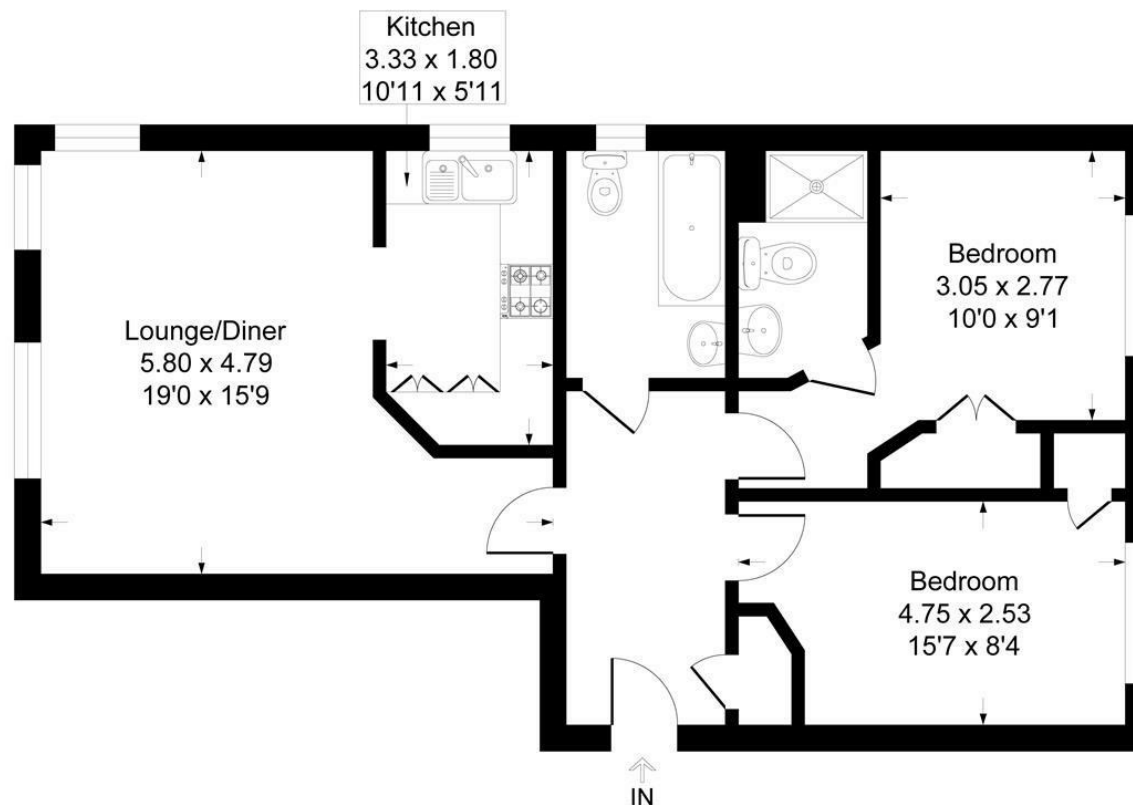
Mains gas, electric, water and drainage. Council tax band D, EPC rated C. 980 years remaining of 999 year lease granted in 2005 with 1/11th share of freehold. Annual management fee for 2023/2024 was £1,485.





# Sunningdale Court, DA13

Approximate Gross Internal Area 69.6 sq m / 750 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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