



## 86 Bazes Shaw New Ash Green

- End of Terrace Split Level Maisonette
- Two Double Bedrooms
- Spacious Open Plan Living Accommodation
- Secluded Balcony Overlooking Woodlands
- Bathroom
- Ensuite Shower Room to Main Bedroom
- Integral Garage & Driveway
- End of Chain

Leasehold  
£265,000





Excellent opportunity for first time buyers to jump onto the property ladder. Set over two floors, this two bedroom maisonette provides plenty of space throughout, with the added bonus of having a drive and integral garage.

New Ash Green benefits from local facilities which include local shops, doctor and dental surgeries, health clinic, primary school and nurseries, access to grammar and secondary schools, public library. Bus services to main line railway station at Longfield offering services to London. There are road links from this area giving access to A2/M2, A20/M20, M25 and Dartford Tunnel. The major features are the close proximity to Bluewater Shopping Complex and Ebbsfleet International Station with high speed link to Paris and St Pancras International Station.

### GROUND FLOOR:

#### Entrance Hall

Double glazed entrance door, staircase ascending.

### FIRST FLOOR:

#### Kitchen

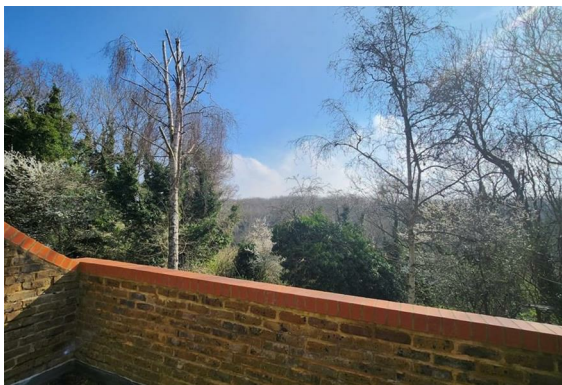
10'5" x 9'6"

#### Lounge/Diner

17'5" x 12'9"

#### Balcony

Overlooking woodland.



### SECOND FLOOR:

#### Landing

#### Bedroom One

12'9" x 10'1"

#### Ensuite Shower Room

#### Bedroom Two

12'9" x 11'10"

#### Garage

Integral garage, up and over door.

Tenure: Leasehold

Council Tax Band: B

We understand from the seller that this property is leasehold with approximately 92 years remaining and subject to ground rent and service charges, should you proceed with the purchase of the property your solicitor must verify these details.

Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.

Fixtures and fittings by arrangement other than those mentioned.

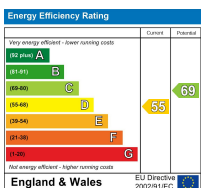
Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

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Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.