



9 Amphora Court Chartwell Lane Longfield

- Well Presented Second Floor Apartment
- Two Double Bedrooms
- Large Lounge/Diner with Juliet Balcony
- Fully Fitted Kitchen
- Luxury Fitted Bathroom
- Gas Central Heating
- Double Glazing Throughout
- Allocated Parking
- Communal Gardens
- Viewing Highly Recommended

**Leasehold
£299,000**





A truly lovely well presented second floor two bedroom spacious apartment with enviable views over open farmlands. This apartment is well located for local amenities including Longfield railway station, all within walking distance. Your internal viewing is a must to appreciate this fantastic home.

The spacious accommodation includes reception hallway, large lounge/diner with Juliet balcony and panoramic views over 'The Gallops' open farmland, this is open plan to the beautiful fully fitted kitchen, two double bedrooms, luxury fitted bathroom.



The property has gas central heating and double glazing throughout.

This apartment would interest first time purchasers, investors or anyone looking to downsize.

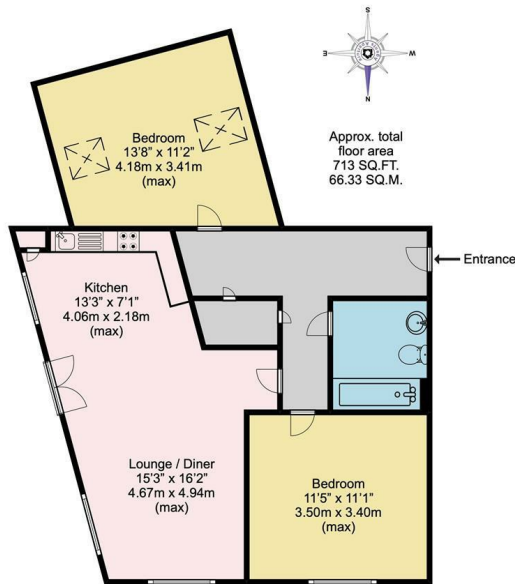
This modern development has well nurtured communal gardens and allocated parking plus visitor parking.



Longfield village is within walking distance, Longfield railway station provides commuters easy access to London. There are a variety of local schools within Longfield, A2/M2 motorways provide links to both Gatwick and Heathrow Airports, London, Bluewater shopping centre and the Channel ports. Within ten minutes drive is Ebbsfleet International Station providing a 20 minute link to London St Pancras.

Council Tax Band: C Dartford Borough Council

We understand from the seller that this property is Leasehold with approximately 114 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.



Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

Agents Aperture
agentsaperture.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-149kWh A	B	81	81
81-104kWh B	C		
65-80kWh C	D		
50-64kWh D	E		
35-49kWh E	F		
20-34kWh F	G		
15-19kWh G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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.

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

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