



## 3 Manor Gardens North Ash Road New Ash Green

- Superior Ground Floor Apartment
- Own Exterior Front Door
- Two Bedrooms
- Two Bathrooms
- Beautifully Presented & Decorated
- Open Plan Living & Fully Fitted Kitchen
- Overlooking Communal Court Yard to Rear
- Allocated Parking Space
- Long Lease
- No Onward Chain

**£305,000**





A stunning ground floor two bedroom apartment boasting its own external front door. First time available since new, originally one of the 'Premium' apartments. We understand from the sellers that there will be no onward chain.

Rarely available this fantastic superior ground floor apartment has been beautifully decorated throughout and well presented by the current owners.

When you open the front door you are straight into a beautiful reception entrance hallway, then there are two bedroom, main bedroom with its own ensuite bathroom, there is a second bedroom where the current owner has added further wardrobes, then you have a luxurious second bathroom.

To the rear of this apartment lies the open plan living room and a fully fitted kitchen all overlooking a lovely courtyard communal garden. This apartment also comes with allocated parking very close to the property.

Tenure: Leasehold

Council Tax Band: C

We understand from the seller that this property is leasehold with approximately 975 years remaining and subject to ground rent and service charges, should

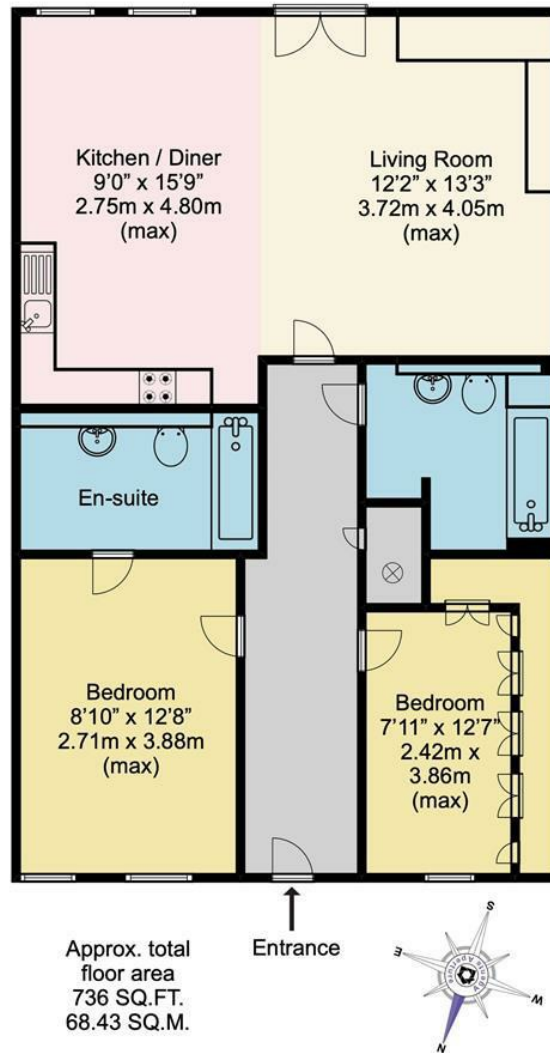




you proceed with the purchase of the property your solicitor must verify these details.

Fixtures and fittings by arrangement other than those mentioned.





**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-149kWh A	A		
81-104kWh B	B		
65-80kWh C	C	70	70
55-64kWh D	D		
45-54kWh E	E		
35-44kWh F	F		
25-34kWh G	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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