



Flat 11 Ensign Court Waterside

- Two Double Bedrooms
- Allocated Parking Space
- Cul-de-sac location
- Modern decor
- Fitted kitchen
- Double glazing throughout
- Electric Heating
- Good transport links to London and Kent Coast
- Close proximity to town
- Viewing highly recommended

Offers In Excess
Of £210,000





Offering to the market a well presented modern two bedroom apartment. Located in a quite cul-de-sac with well kept communal lawned areas, the property has an allocated parking space and shared use of additional visitor spaces. Inside, the apartment offers light spacious accommodation with 2 double bedrooms, a large hallway and good sized living space all decorated to a good standard.

The property has entry phone system, its own allocated parking space, well kept communal gardens.

Located on the second floor of Ensign Court, this property offers all the amenities of urban living in quiet suburban surroundings. Showcasing light and good sized living space with muted fresh decor.

The accommodation includes: large entrance hall, lounge/diner, fitted kitchen, two double bedrooms and bathroom.

Council Tax Band: C

Local Authority: Gravesham

Tenure: Leasehold

We understand from the seller that this property is leasehold with approximately 105 years remaining and subject to ground rent and service charges, should

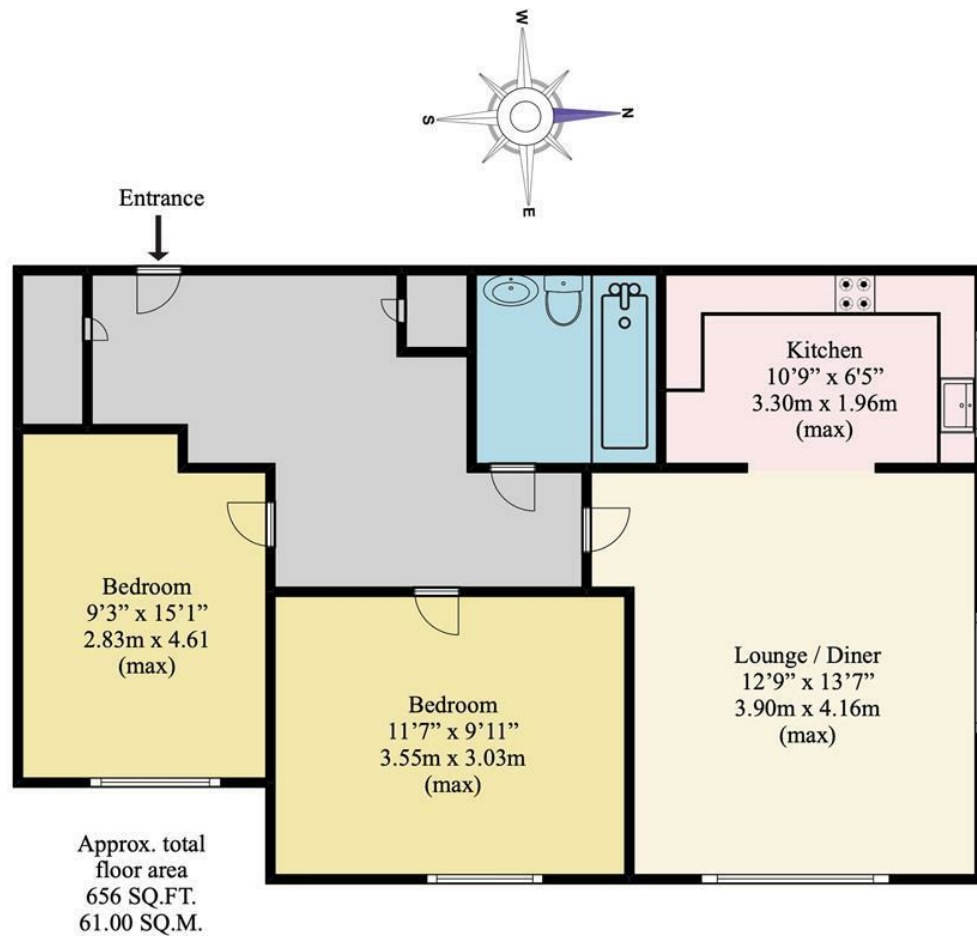




you proceed with the purchase of the property your solicitor must verify these details.

Fixtures and fittings by arrangement other than those mentioned.





Disclaimer

This floorplan is for illustrative purposes only. We do not accept responsibility for any errors or omissions. The depicted appliances have not been tested, and their operability or efficiency is not guaranteed. Measurements are approximate and not to scale and not precise, and may have been taken from the widest area including wardrobes and storage spaces. Garages and outbuildings may not be represented in their actual location in relation to the property. Buyers are advised to take their own measurements and compass reading. Internal measurements and total areas should be verified, as their accuracy is not guaranteed.

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

**4 The Row, New Ash Green
Kent DA3 8JG**

**1 The Parade, Wrotham Road
Meopham, Kent DA13 0JL**

01474 815811 / 871555

info@hartleyestates.com
www.hartleyestates.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-149kWh A	B	86	86
91-104kWh B	C		
80-90kWh C	D		
69-79kWh D	E		
55-68kWh E	F		
41-54kWh F	G		
13-40kWh 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.