



46 Manor Gardens New Ash Green

- Fantastic Starter Home Or Investment Buy
- Second Floor 1 Bedroom Apartment
- New Build Warranty
- Open Plan Fitted Kitchen & Living Room
- Allocated Parking Space
- Village Location
- End of Chain

Price Guide
£225,000





Excellent starter home for first time buyers, great investment opportunity, or a suitable option for someone looking to downsize and seeking a peaceful retreat.

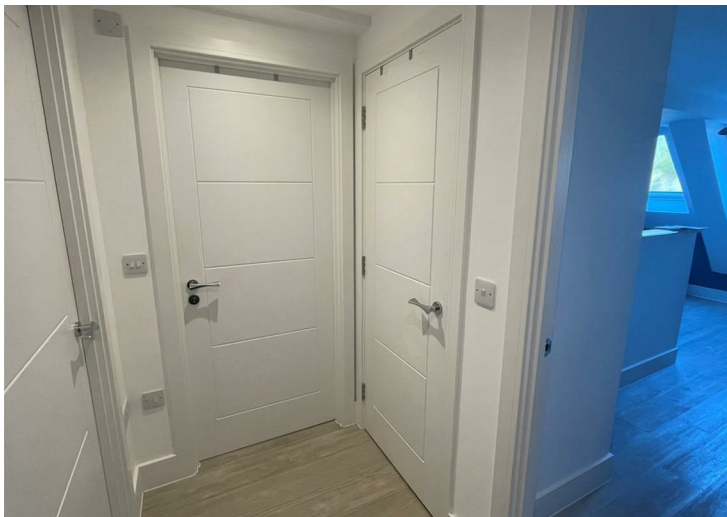
A second floor contemporary one bedroom apartment on the market for the first time since new. The property is located within Manor Gardens, a development completed in 2021 which includes well maintained grounds and communal areas.

This specific flat offers allocated parking, whilst there are also visitor bays in the car-park. This property also has the benefit of being chain free!

Offering open plan living the flat comprises of: entrance hall, an open-plan kitchen-living-diner, and a spacious double bedroom, a stylish bathroom.

There are large windows which allow for plenty of natural light, and there is electric heating.

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 as well as a commuter coach service 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.

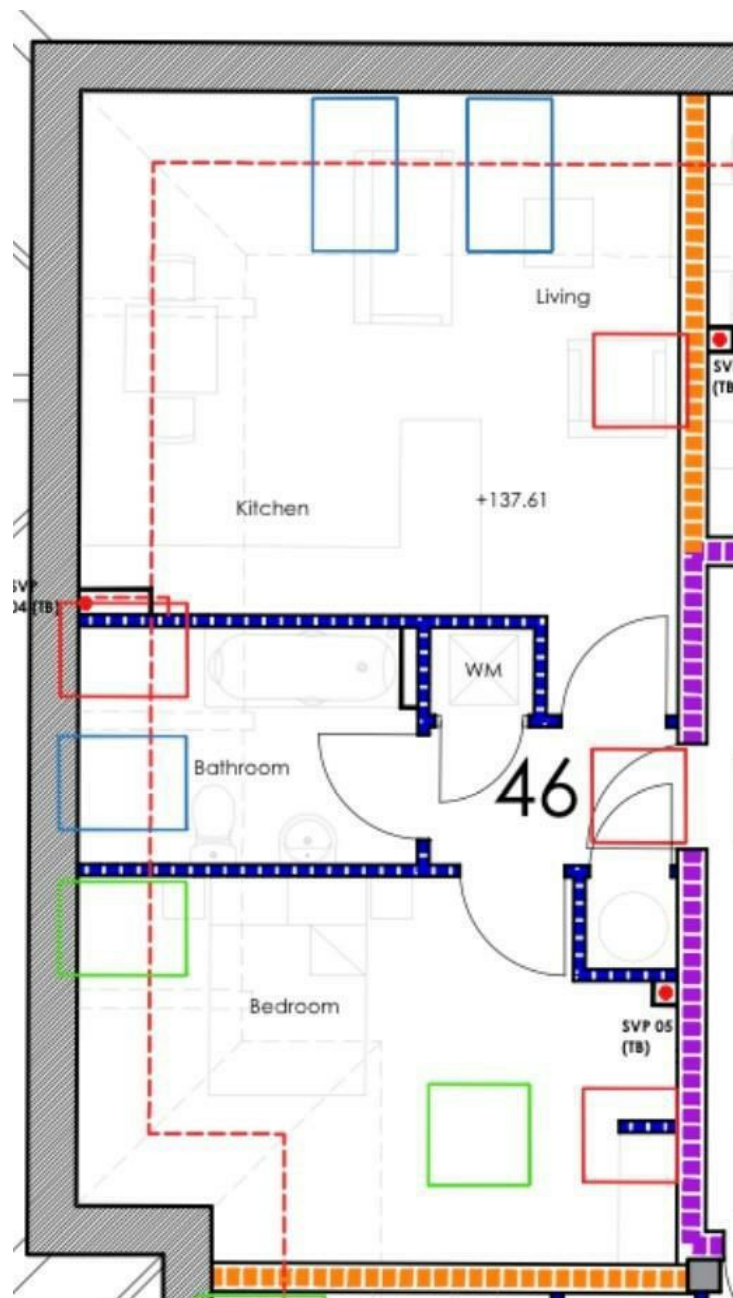
We understand from the seller that this property is leasehold with approximately 997 years remaining and subject to a service charge, should you proceed with the purchase of the property your solicitor must verify these details.

Council Tax Band: B

Fixtures and fittings by arrangement other than those mentioned.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 (max) A		
81-101 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 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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