



**Lett Lane, Castle Hill, Ebbsfleet Valley,  
Swanscombe, DA10**

**Offers in excess of:  
£220,000**



# Lett Lane, Castle Hill, Ebbsfleet Valley, Swanscombe, DA10

Offered to the market for the first time since new, is this immaculately presented, first floor, one bedroom flat.

Situated in the popular Ebbsfleet Valley, the property is a fantastic option for first time buyers, working professionals, investors, or perhaps even those looking to downsize.

Located on the first floor of this modern block and tucked away at the rear of the development, the property features: A welcoming entrance hall with large storage cupboard, a bright and spacious, open plan living/kitchen/dining arrangement, and a generously proportioned double bedroom. A stylish bathroom, largely tiled to feature shower-above-bath, completes the accommodation.

The fitted kitchen features integrated appliances to include oven, hob, fridge-freezer, washing machine and dishwasher.

Doors to the back of the living space open up to a private South-facing balcony.

Additional benefits include an allocated parking space, further visitor parking, a lift for the block, gas central heating, double glazing throughout, with well maintained communal grounds/parks.

Just a stone's throw or short walk from Ebbsfleet International train station, the lucky new buyers will benefit from a High Speed link to London, as well as the local amenities of both Gravesend and Northfleet. Bluewater shopping centre is also within close proximity, whilst road links to the A2 and M25 are fantastic.

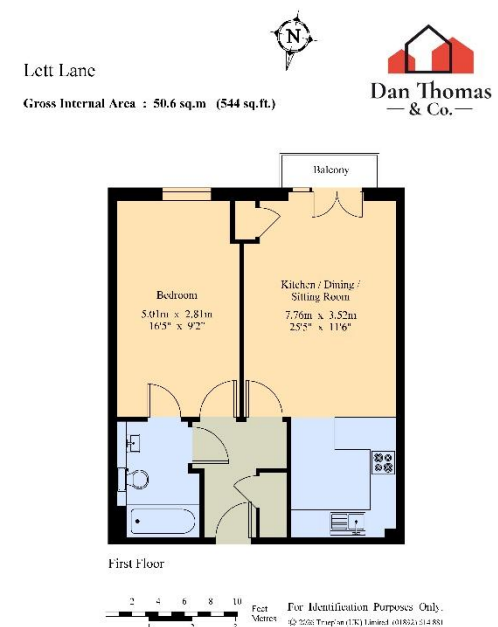
Tenure: Leasehold

Lease - Approx 145 years left remaining

Service Charge - Approx £2000 per annum

Ground Rent - £275 PA

Council Tax Band: C











Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.