



Dan Thomas
— & Co. —



West Shaw, Longfield, Kent, DA3 7QJ

Kent

Offers Over
£200,000

Tenure: Leasehold

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Take a look at this well-presented, one-bedroom first-floor maisonette is offered to the market with no forward chain. Ideal for first time buyers and buy to let investors.

Upon entering, a private mezzanine area awaits at the top of the stairs, offering a versatile space ideal for a study or additional storage.

The property features a modern kitchen, a comfortable lounge/diner, a generously sized bedroom, and a neatly appointed bathroom. The bedroom includes built-in storage.

There is residents parking plus plenty of on street parking.

Located in Longfield, this home benefits from excellent local amenities. It is within walking distance of Longfield train station, providing convenient rail links for commuters. The vibrant Longfield high street, with its array of shops, cafes, and services, is also just a short stroll away.

The area offers good road links for those travelling further afield, with easy access to major routes such as the A2 and M20.

Tenure: Lease hold

Council Tax Band: B

Ground rent: £10p/a

Service charge: cc£75 p/m

Total lease left: 125 years lease granted in 2002, so I believe 101 years left on the lease







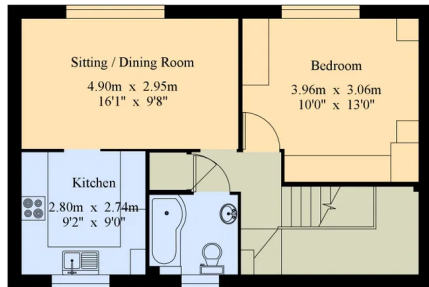
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C	75	75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



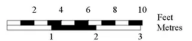
West Shaw
Gross Internal Area : 56.2 sq.m (605 sq.ft.)



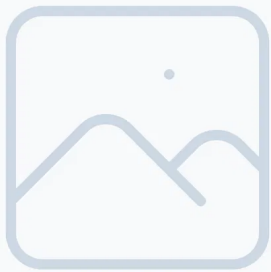
Ground Floor



First Floor

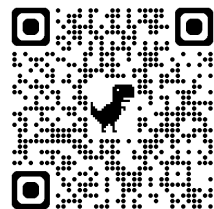


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