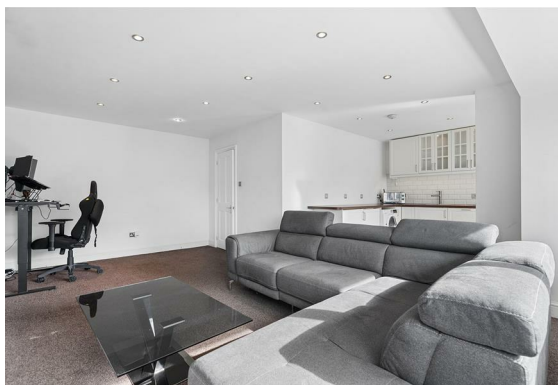




17 Lance Croft New Ash Green

- Spacious Top Floor Apartment
- Two Bedrooms
- Large Lounge/Diner with Countryside Views
- Fitted Kitchen/Breakfast Room
- Gas Central Heating
- Double Glazing throughout
- Garage
- End of Chain

£235,000





Nestled in a secluded position and boasting countryside views, a spacious top floor two bedroom open plan recently decorated apartment. Recently decorated this property offers peaceful yet convenient living in the village of New Ash Green. The property has gas central heating, double glazing and is lucky enough to have one of the very few garages on site. The property also offers no onward chain.

A delightful top floor apartment offering the following accommodation: communal entrance hall with secure entry phone system, entrance hallway, spacious lounge/diner with views over communal gardens and woodlands, fitted kitchen/breakfast room, two bedrooms and good sized bathroom. Outside there are communal gardens and this apartment benefits from having a garage.

Tenure: Leasehold

Council Tax Band: C

We understand from the seller that this property is leasehold with approximately 956 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.

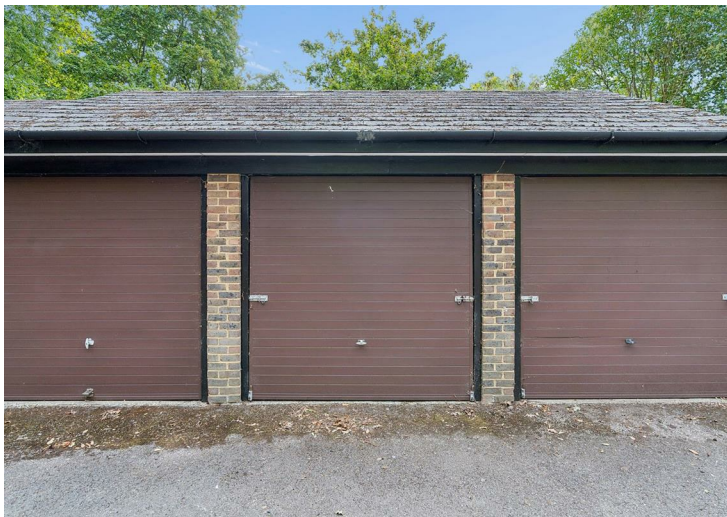
Residents Society Fees and Village Association Fees





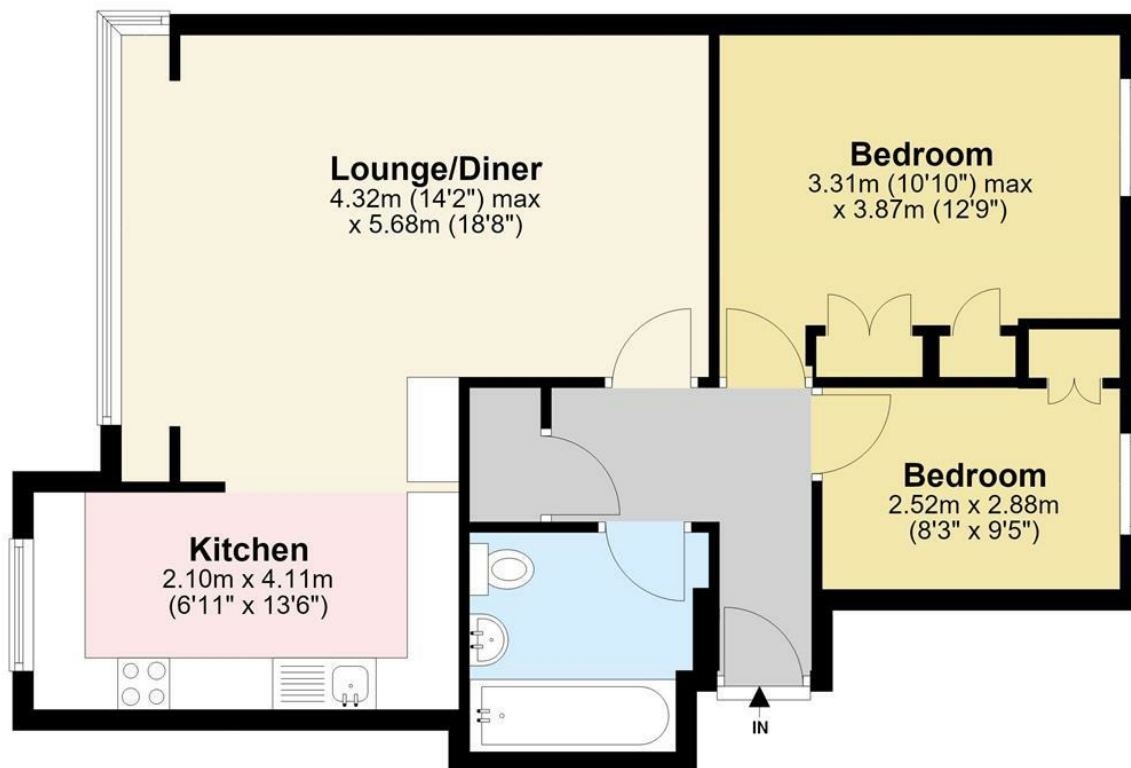
apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.

Fixtures and fittings by arrangement other than those mentioned.



Apartment

Approx. 61.1 sq. metres (658.0 sq. feet)



Total area: approx. 61.1 sq. metres (658.0 sq. feet)

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.

Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.

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**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		75	78
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.