

11 Lance Croft
New Ash Green

- Lovely Secluded Location with Woodland Views
- Top Floor Flat
- Two Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Gas Central Heating
- Double Glazing
- No Onward Chain

Leasehold
£215,000







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A fabulous rural location with woodland views, yet positioned well for the amenities of New Ash Green. A top floor flat with excellent accommodation including entrance hall, spacious lounge/diner, fitted kitchen, two bedrooms and bathroom. The property also benefits from gas central heating and double glazing.

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.

The accommodation with approximate measurements and numerous power points comprises:

Communal Entrance

Entrance Hall
Hardwood entrance door, entry phone system, built in linen cupboard.

Lounge/Diner
20'2" x 14'7"
Double glazed windows overlooking woodlands, double radiator.













Fitted Kitchen
13'6" x 6'11"
Double glazed window to rear, fitted gloss units with wall cupboards, base units, stainless steel sink unit, contrasting work top surfaces, space for fridge/freezer, plumbing and space for washing machine, integrated gas hob with extractor hood above, integrated oven, wall mounted boiler for central heating/hot water system, further base units and drawers and further work top surfaces, tiled walls.

Bedroom One
12'11" x 8'11"
Double glazed window to front, built in wardrobes, radiator.

Bedroom Two
9'4" x 6'3"
Double glazed window to front, built in wardrobes, radiator.

Bathroom
Tiled walls, Xpelair fan, panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, heated towel rail.

Communal Gardens
Mainly laid to lawn, surrounded by woodland/orchards. Bin Store.

Tenure: Leasehold

Council Tax Band: C

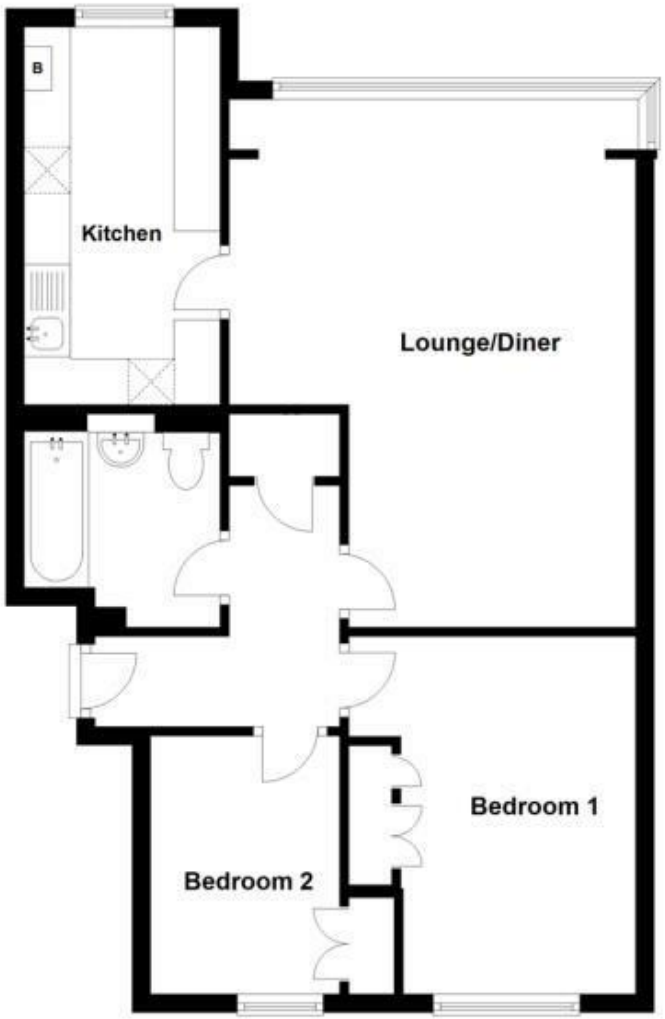
We understand from the seller that this property is leasehold with approximately 960 years remaining and subject to ground rent and service charges, should you proceed with the purchase of the property your solicitor must verify these details.

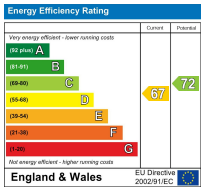
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.

Fixtures and fittings by arrangement other than those mentioned.

Second Floor

Approx. 60.9 sq. metres (655.9 sq. feet)





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

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

he
hartley
estates
independent property agents