



North Ash Road, New Ash Green, DA3 8AJ
New Ash Green

Offers Over
£200,000



Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Brand new in 2021 and therefore, still under new-build warranty is this immaculately presented one bedroom apartment.

Located on the first/top floor of a popular modern development within New Ash Green, the property is a fantastic option for first time buyers, investors, or potentially even those looking to downsize. It sits in a quiet position within the block, not overlooked and enjoying pleasant views of the communal gardens.

The property comprises an open-plan living/kitchen/dining arrangement, with the fully fitted kitchen and its skylight neatly tucked into the corner, plus a feature bay-window in the lounge, which allows for plenty of natural light. In the kitchen, there is a slimline dishwasher, a rare upgrade for flats in the development.

There is a spacious double bedroom with fitted, upgraded mirrored wardrobes and stylish LVT flooring. Completing the accommodation is a stylish, fully-tiled bathroom with shower-above-bath, WC and wash-hand basin.

Additional benefits include a built in storage cupboard off the hallway, efficient electric heating and allocated parking, with further visitor and EV charger bays available. There are also well maintained communal areas and gardens.

The property is well located for road links to the A2, M25, M2 and M20, whilst the nearby Longfield Village offers the closest train station, providing regular direct services to London Victoria.

Within New Ash Green village itself, there is a Co-Op, a barber shop, a Post-Office, a village bakery, a number of village pubs and a popular gym.

For those who commute and may wish for a High Speed link to London, Ebbsfleet International Train station is within easy reach, whilst there is a public bus service running to Bluewater Shopping Centre, for those who enjoy their retail therapy.

Lease - Approx 994 years left remaining.

Service Charge - £1882.43 per annum

Ground Rent - £0 PA

Council Tax Band: B







Manor Gardens

Gross Internal Area : 46.8 sq.m (504 sq.ft.)



First Floor



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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 	