

Lovely two bedroom first floor apartment in Ebbsfleet Valley. Situated in a vibrant community, this apartment is within easy reach of local shops, cafés, and essential amenities. For those who commute, the property offers excellent access to the A2, M25, Bluewater Shopping Centre, and the Dartford Crossing, ensuring that you are well-connected to the wider area. This is a wonderful opportunity for investors, first-time buyers, young professionals, or those looking to downsize without compromising on quality. With its modern features and prime location, this property is not to be missed.

Guide price £285,000 to £295,000







Hazell Holland
SALES & LETTINGS

Heron Court
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
Swanscombe
Kent
DA10 1BT


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Communal Hall
Lift.

Entrance Hall
Hardwood entrance door door. Carpet. Radiator. Built-in storage cupboard. Entry Phone

Lounge/ Dining Area/ Kitchen
21'6 x 13' x 10'6 (6.55m x 3.96m x 3.20m)
Double glazed door leading to balcony. Double glazed window to side. Carpet. Two double radiators. Built-in storage cupboard. Kitchen area. Laminate floor. Tiled splash backs. One and half single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan with integrated fringe freezer.

Balcony
13' x 5'5 (3.96m x 1.65m)

Bedroom One
15'9 x 10'2 (4.80m x 3.10m)
Double glazed window to rear. Carpet. Radiator.

En-suite Shower Room
7'2 x 4'7 (2.18m x 1.40m)
Extractor fan. Laminate Floor. Tiled splash backs. Chrome heated towel rail. Double shower cubicle. Low level w.c. Hand wash basin.

Bedroom Two
15'7 x 10'8 (4.75m x 3.25m)
Double glazed window to rear. Carpet. Radiator.

Bathroom
7' x 6'4 (2.13m x 1.93m)
Extractor fan. Laminate floor. Tiled splash backs. Chrome heated towel rail. Panel bath with separate shower over bath and glass shower screen. Hand wash basin. Low level w.c.

Underground Secure Parking
Allocated secure parking space

Lease Term
125 years commencing on 29 September 2017

Remaining Lease
117 years remaining. (To be confirmed by the Vendors solicitors)

Service Charge & Ground Rent
We been advised by the vendor that the service charge is £274.00 per month including estate charge.

Ground rent is £250,00 per year. (To be confirmed by the Vendors solicitors)







Guide Price £285,000 to £295,000 Hazell Holland welcome you to this modern purpose-built apartment located on Castle Hill Drive in the desirable Ebbsfleet Valley area of Swanscombe. This impressive property, built in 2019, offers a generous living space of 861 square feet, making it an ideal choice for those seeking comfort and convenience.

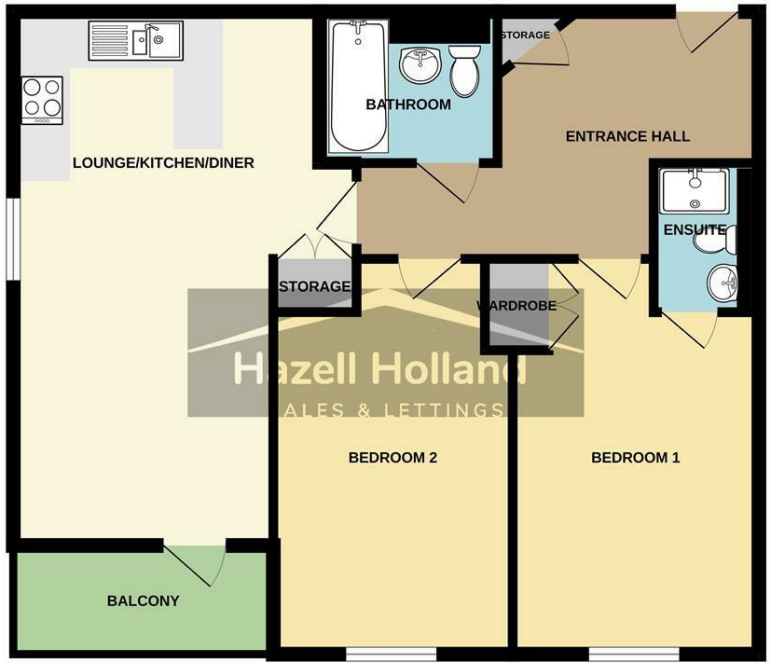
Upon entering, you will find a spacious reception room that provides a perfect setting for relaxation and entertaining. The apartment features two well-proportioned bedrooms, including a main bedroom with the added benefit of an en-suite shower room, ensuring privacy and comfort. A second bathroom serves the rest of the apartment, catering to the needs of family and guests alike.

The property is designed with modern living in mind, boasting a contemporary finish throughout. The secure parking space for one car adds to the convenience, while additional visitor parking is available for guests.

Situated in a vibrant community, this apartment is within easy reach of local shops, cafés, and essential amenities. Families will appreciate the proximity to Cherry Orchard Primary Academy and Ebbsfleet Green Primary School, making school runs a breeze. For those who commute, the property offers excellent access to the A2, M25, Bluewater Shopping Centre, and the Dartford Crossing, ensuring that you are well-connected to the wider area.

This apartment presents a wonderful opportunity for first-time buyers, young professionals, or those looking to downsize without compromising on quality. With its modern features and prime location, this property is not to be missed.

FIRST FLOOR



TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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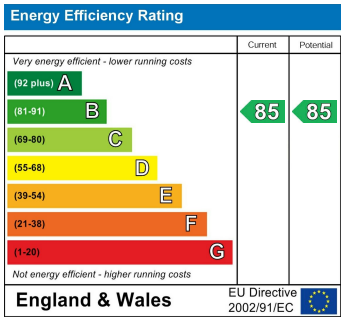

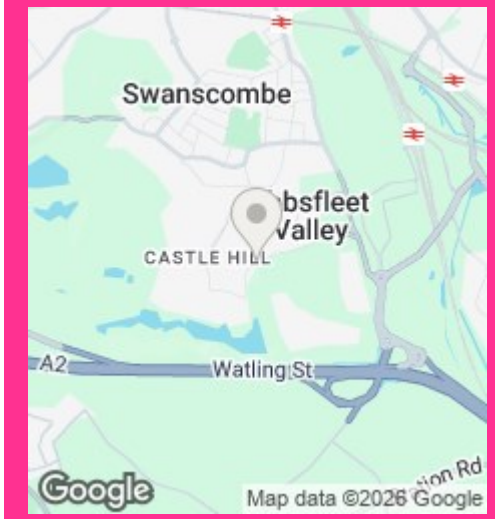

CONTACT

93 Crayford Road
Crayford
Kent
DA1 4AS

E: info@hazell-holland.co.uk
T: 01322 907907
www.hazell-holland.co.uk

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