



8 Manor Gardens North Ash Road New Ash Green

- Lovely Ground Floor Apartment
- One Bedroom
- Fully Fitted Kitchen with Integrated Appliances
- Living Room
- Intercom Entry Phone
- Well Nurtured Communal Gardens
- Parking Bay
- Long Lease

£210,000



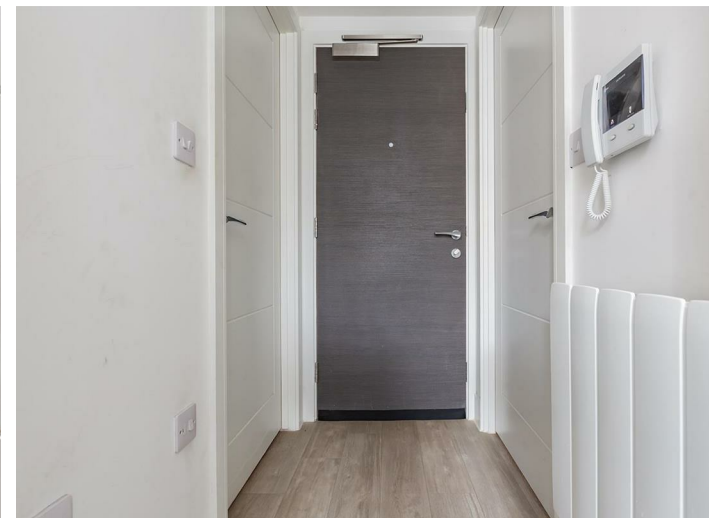


A lovely ground floor one bedroom apartment, this property sits within Manor Gardens, a development finished 2021 and includes well maintained grounds and communal areas. A fantastic starter home for first time buyers, an excellent investment opportunity, or a suitable option for someone looking to downsize.

Enter via an intercom phone system into a communal hallway, the apartment has an entrance hall, an open plan fully fitted kitchen-living-diner with integrated appliances including fridge/freezer, oven and hob and washer/dryer, and a spacious double bedroom, there is a stylish tiled bathroom, WC and wash hand basin.

The property boasts electric heating throughout 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.



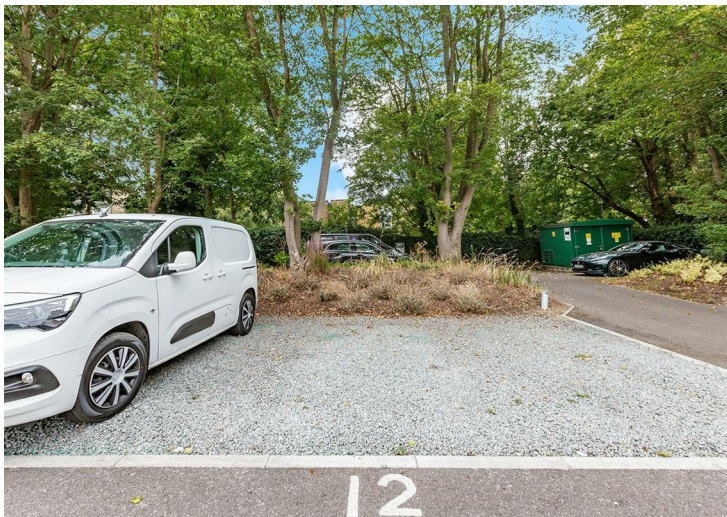


Tenure: Leasehold

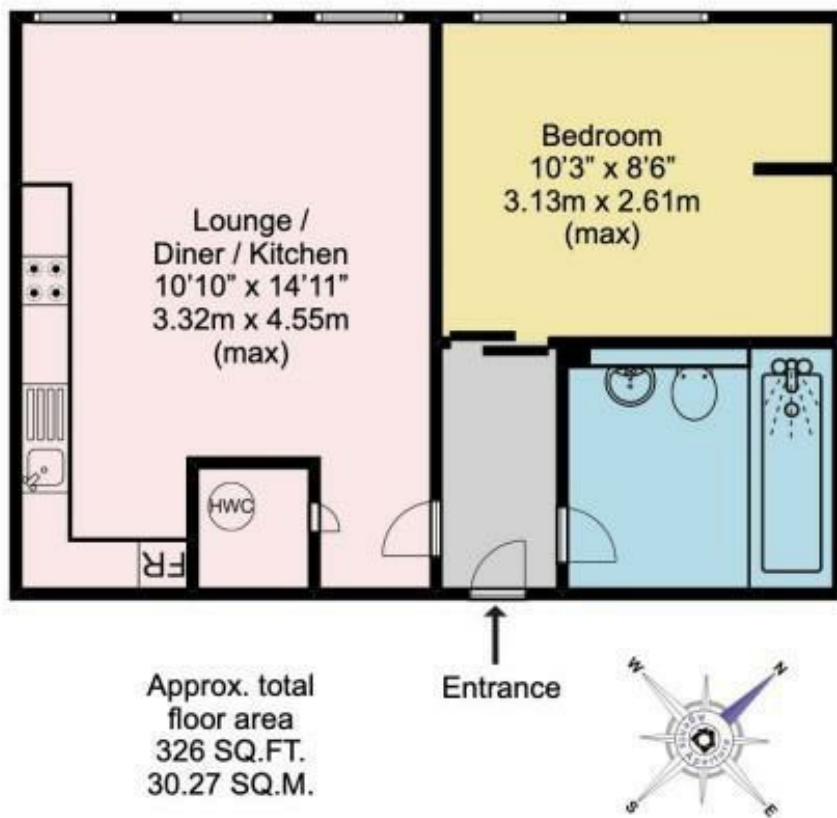
Council Tax Band: B

Fixtures and fittings by arrangement other than those mentioned.

We understand from the seller that this property is leasehold with approximately 996 years remaining and subject to service charges, should you proceed with the purchase of the property your solicitor must verify these details.







Disclaimer

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.



Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	69	69
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		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.