



Dan Thomas  
— & Co. —



**North Ash Road, New Ash Green, Longfield, Kent, DA3 8AJ**

**Longfield**

Offers Over  
**£210,000**

**Tenure:** Leasehold

**Bedrooms:** 1 | **Bathrooms:** 1 | **Receptions:** 1

Brand new in 2021 and thus 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.

The property comprises an open-plan living/kitchen/dining arrangement, with the fully fitted kitchen and its skylight, neatly tucked into the corner and a feature bay-window.

There is a spacious double bedroom with fitted, mirrored wardrobes and 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 bays available.

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 - £1665 PA

Ground Rent - £0 PA

Council Tax Band: B

Enquire now to book your viewing slot.







Manor Gardens

Gross Internal Area : 40.9 sq.m (440 sq.ft.)



First Floor



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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