



## 28 Lances Close

Meopham, DA13 0EU Leasehold



Asking Price £275,000

**A very well presented two bedroom first floor maisonette with private garden and garage en-bloc located within easy walking distance of Meopham mainline rail station, schools and shops. The property has undergone recent improvements including roof refurbishment and triple-glazing.**

### Overview

- Buy to let opportunity
- Private garden
- 2 separate bedrooms
- Presented in very good order throughout
- Close to shops and local amenities
- Garage en-bloc with parking
- Long lease (128Yrs) No ground rent or service charge
- Council Tax Band C
- EPC Rated C
- Triple-glazing and refurbished roof.

### Property description

This two bedroom first floor maisonette is presented in very good order throughout and has many benefits not least of which is easy access to local amenities, garage and garden as well as being located in a quiet cul-de-sac. Recent improvements include replacement triple-glazing and the roof having been re-felted battened and tiles re-laid. The property has its own private front door with stairs leading up to the accommodation. There is a good size lounge-diner with a large south facing rear window and a solid fuel stove. The fitted kitchen is adjacent to the dining area and has appliances including a built-in Bosch electric oven and inset induction hob, dishwasher washing machine and fridge freezer to remain. There are two separate bedrooms and a shower room. The loft is fully boarded for storage and has a light and ladder.

The property has a private garden that is paved and hedge enclosed and a single garage en-bloc that is located at the end of Lances Close. In our opinion the property offers an excellent opportunity for the buy-to let investor, first time buyer or those just looking to downsize.



### Location

Meopham is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are outstanding local primary and secondary schools within Meopham and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found

at nearby Culverstone and Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (10 mins).

### Viewing arrangements

Strictly by prior appointment with Kings

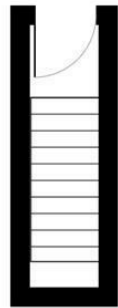
### Directions

From our Meopham office proceed south on the A227 towards Wrotham for approximately 1 mile. Turn right into Huntingfield Road. Lances Close is the first turning on the left and number 28 is found three quarters of the way along on the right.

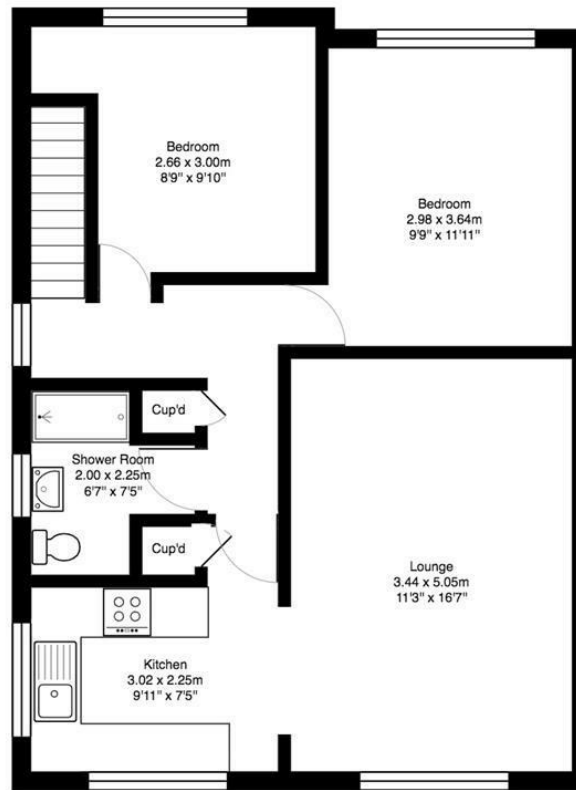
### Property information

No ground rent or service Charge. 128 years remaining on the lease. Mains gas, electric, water and drainage. EPC rated C Gravesham Council tax band C





Ground Floor



First Floor

Approx Area: 62.2 sqm / 669 sqft

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