



Dan Thomas
— & Co. —



New Ash Green, Kent, DA3 8AJ

New Ash Green

Offers Over
£200,000

Tenure: Leasehold

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

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

The property occupies a ground floor plot, within the popular Manor Gardens development in New Ash Green.

Internally, the flat offers an open-plan kitchen-living-dining arrangement, with large windows that allow for an abundance of natural light. There is a contemporary fitted kitchen, which includes integrated appliances.

The bedroom is generously proportioned and benefits from a space in which there is potential for built-in wardrobes, whilst the bathroom is stylishly finished, fully tiled and featuring shower-above-bath, WC, wash hand basin and vanity unit touch-sensitive mirror.

Additional benefits include stylish wood-effect flooring, electric heating and a high energy performance rating, plus allocated parking with further visitor bays available. There are also well-maintained communal grounds with a bin store, post room and video entry phone system.

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 the village itself, there is a Co-Op, a Morrisons Daily, a barber shop, a Post-Office, 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.

Tenure: Leasehold

Lease length: 999 years from new (Approx 994 left remaining)

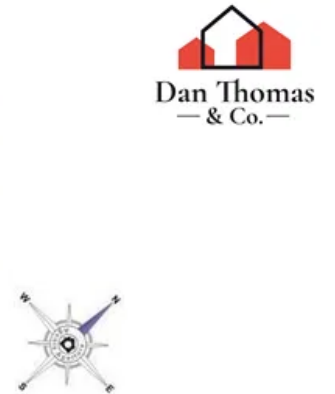
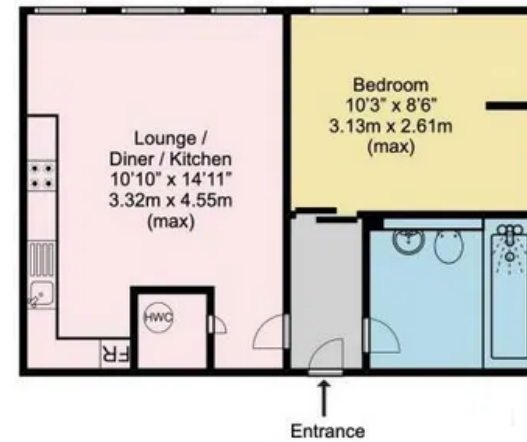
Service charges: £1674.72 per annum (£139.56 per month)

Ground rent: Nil

Council Tax Band: B







Manor Gardens, North Ash Road, New Ash Green, Kent, DA3 8AJ

Total Floor Area 30.27sqm (326sqft) approx.

This floor plan is for illustrative purposes only. Measurements and fixture layouts are approximate, and no reliance on their accuracy should be made. A visual inspection is always recommended.



Energy Efficiency Rating

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

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