



**Lance Croft, New Ash Green, Longfield, Kent, DA3**

**Offers in excess of:  
£230,000**

# Lance Croft, New Ash Green, Longfield, Kent, DA3

Offered to market with NO FORWARD CHAIN is this spacious, ground floor, two bedroom apartment.

Positioned well for the amenities of New Ash Green, including the local shopping centre, the property is a fantastic option for first time buyers, investors, or potentially those looking to downsize / for single-storey accommodation.

The property comprises entrance hall, a spacious double bedroom, and one smaller double bedroom. To the rear is the lounge/dining room which allows for an abundance of natural light, via sliding doors to a private, South-facing rear courtyard/patio. This overlooks green space, known as "The Orchard". A contemporary kitchen and a modern shower-room, complete the well-appointed accommodation.

Additional benefits include gas central heating, double glazing, and unrestricted, residents parking.

New Ash Green is a quiet village, but is within close proximity to Longfield train station, which offers regular services to London Victoria.

Ebbsfleet International is within a short driving distance, for anyone needing High Speed services to the capital, whilst there are fantastic road links to the A2, M2, M25 and M20. Bluewater shopping centre is also within a short drive, with a public bus service offering direct access.

Enquire now to book your viewing slot.

N.B - Note, the photographs are from when a previous owner was residing at the property. The property is now unfurnished.

Tenure: Leasehold

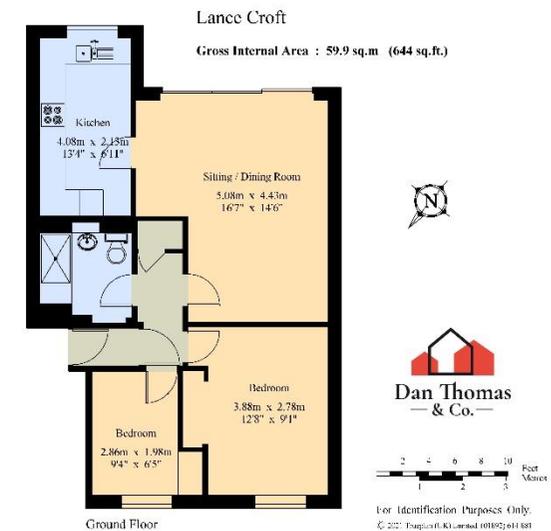
Lease Length: Approx 957 years remaining

Service Charge: £1125 PA

Ground Rent: £30 PA

Village Association Fees: £143.28 PA

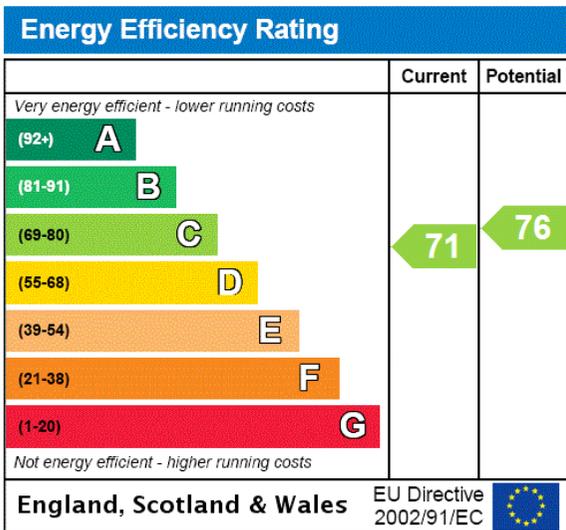
Council Tax Band: C











## Dan Thomas & Co

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.