



Phoenix Court | Black Eagle Drive, Northfleet, DA11 9AZ



Guide Price £200,000 - £220,000

Leasehold

ROBINSON MICHAEL & JACKSON

Our service will *move* you

Phoenix Court, Black Eagle Drive

Located on the popular Phoenix Parc development is this immaculately presented two double bedroom upper floor flat. Sold with a complete chain, this is not one to be missed.

Property Features

- Council Tax: D
- EPC Rating: C
- GUIDE PRICE £200,000 - £220,000
- Sold with a Complete Chain
- Two Double Bedrooms
- Immaculately Presented
- Upper Floor Flat
- Lift in the Building
- Walking Distance to Ebbsfleet Train Station
- School Catchment Area



Interior

Communal Entrance: Communal door into communal hallway. Stairs to fourth floor. Lifts.

Entrance Hall: 3.66m x 2.1m (12' x 6'11") Entrance door into hallway. Two storage cupboards housing gas boiler. Access to loft hatch. Carpet. Doors to: -

Lounge: 5.16m x 3.28m (16'11" x 10'9") Double glazed French door to rear. Double glazed window to side. Two radiators. Carpet.

Kitchen: 7.4m x 3.48m x 1.98m (24'3" x 11'5" x 6'6") Double glazed window to side. Wall and base units with roll top work surface over. Built-in oven and hob with extractor hood over. Stainless steel sink unit with mixer tap over. Tiled back splash. Space for appliances. Tiled flooring. Spotlights.

Bedroom 1: 4.57m x 2.54m (15' x 8'4") Double glazed window to rear. Radiator. Carpet.

Bedroom 2: 4.34m x 2.64m (14'3" x 8'8") Double glazed window to rear. Radiator. Carpet.

Bathroom: 2.16m x 1.73m (7'1" x 5'8") Suite comprising panelled bath with shower over. Pedestal wash hand basin. Low level. Heated towel rail. Tiled flooring. Spotlights.



Exterior

Parking: Allocated parking space.

Leasehold Information

Time remaining on lease: Approx. 112 years.

Ground Rent: To be confirmed.

Service Charge: £1,800 Per Annum Per Month

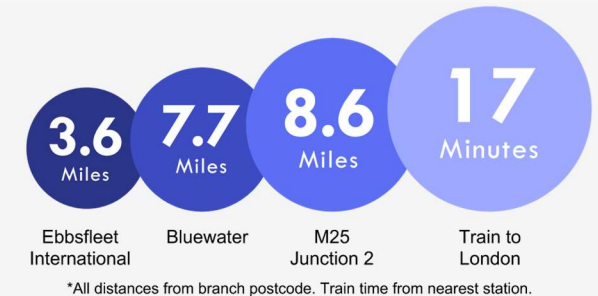
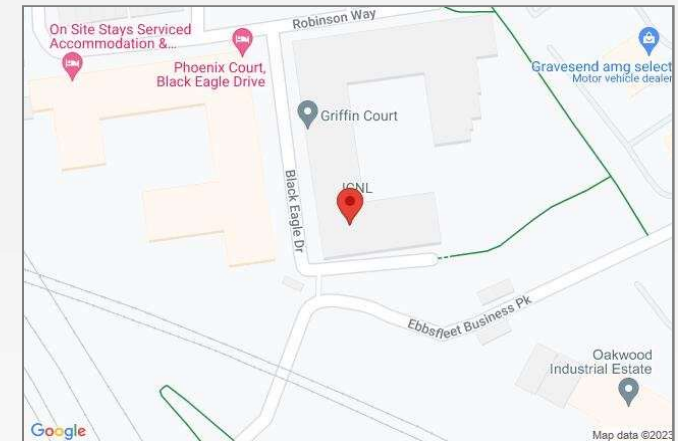
Ground Rent Review Date: To be confirmed.





Property Location

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Additional Information

Phoenix Parc is a modern development that would be built with commuters in mind as it is within walking distance of Ebbfleet International Station with its high-speed link into London St Pancras in under 20 minutes. Bluewater Shopping Centre is under 2 miles away and the nearest Superstores are within a short drive.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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