



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



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Asking Price £190,000

Leasehold

EPC = C

ROBINSON MICHAEL & JACKSON

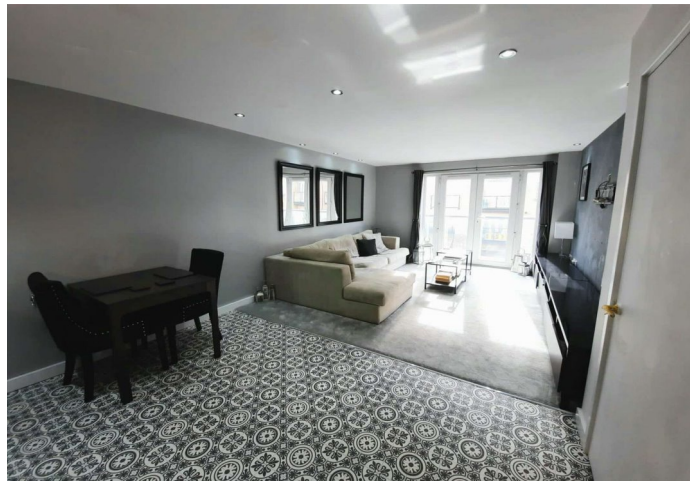
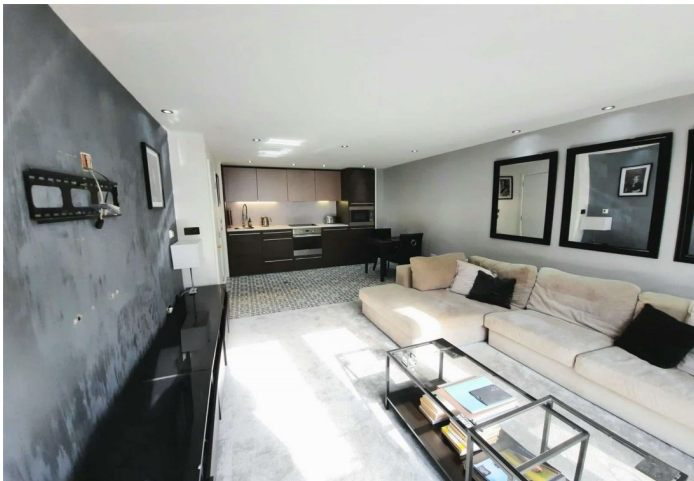
Our service will **move** you

Phoenix Court, Black Eagle Drive

Situated on the sought-after Phoenix Parc development which is within walking distance to Ebbsfleet train station is this beautifully presented first floor flat with allocated parking and no chain!

Property Features

- Beautifully Presented
- Lift in the Building
- No Forward Chain
- Underfloor Heating Throughout
- Access to Communal Courtyard
- Walking Distance to Ebbsfleet International Station



Interior

Entrance Hall: 3.33m x 1.73m (10'11" x 5'8") Entryphone system. Carpet with under-floor heating. Built-in cupboard housing water tank and heating controls. Spotlighting.

Open plan Lounge, Kitchen Diner: 6.73m x 3.63m (22'1" x 11'11") Double glazed frosted door to rear leading to Juliet balcony. Spotlights. Carpe (in lounge area). Wall and base units with work surface over. Integrated oven and four ring electric hob. Integrated dishwasher, fridge freezer and microwave. Stainless steel sink unit with mixer tap over. Tiled splash back. Laminate flooring with under-floor heating.

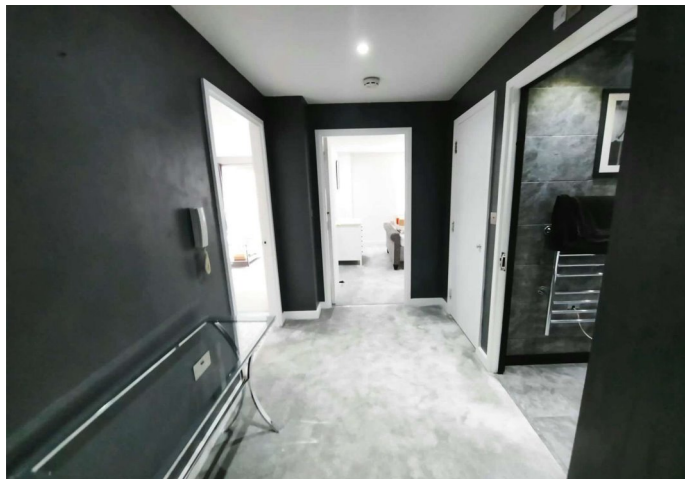
Bedroom 1: 3.6m x 3.15m (11'10" x 10'4") Double glazed window to rear. Built-in wardrobe with mirrored front. Carpet with under-floor heating.

Bathroom: 1.93m x 1.68m (6'4" x 5'6") Suite comprising panelled bath with waterfall shower over. Pedestal wash hand basin. Low level w.c. Heated towel rail. Tiled flooring. Tiled walls. Spotlighting.



Exterior

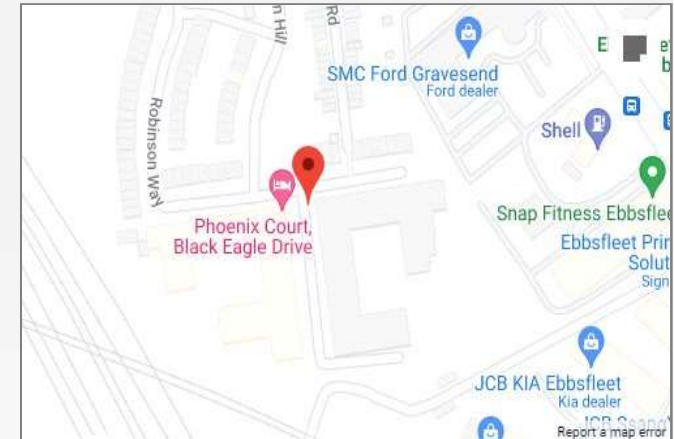
Parking: Allocated parking space.





Property Location

Phoenix Court, Black Eagle Drive, Northfleet, DA11 9AQ



Leasehold Information

Lease: 994 Years – Unexpired

Service Charge: £115.00 Per Month

Ground Rent: £170.00 Per Annum (Paid six monthly)

Additional Information

Phoenix Parc is a modern development that was built with commuters in mind as it is within walking distance of Ebbsfleet 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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