



Lett Lane | Castle Hill, Ebbsfleet Valley, DA10 1BP



Guide Price £230,000 to £240,000

Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you



## Lett Lane, Castle Hill

Robinson Jackson are delighted to offer this immaculate one bedroom ground floor apartment situated on Castle Hill. Local amenities and parks are on your doorstep and Ebbsfleet International station is within close proximity for those looking to commute. Bluewater is within easy reach with local bus links. This is an ideal first time buy! Call our Ebbsfleet Garden City branch to book your viewing.

### Property Features

- Council Tax: C
- EPC Rating: B
- Ground floor with balcony seating area
- Walking distance to parks and recreational grounds
- Jack and Jill bathroom
- Open plan kitchen/living area with breakfast bar
- One bedroom
- Ebbsfleet International station within close proximity



## Interior

**Entrance Hall** Telephone entry. Storage cupboard. Radiator. Laminate flooring.

**Open Plan Living** 7.75m (25'5") x 3.48m (11'5") narrowing to 2.36m (7'9") Double glazed windows and doors leading to balcony. Range of matching wall and base units with complimentary work surface over and breakfast bar. Integrated electric oven, induction hob and extractor fan. Integrated fridge freezer, dishwasher, and washer/dryer. Spotlights. Laminate flooring.

**Bedroom One** 4.95m x 2.82m (16'3" x 9'3") Double glazed window to front. Fitted wardrobes. Radiator. Carpet.

**Ensuite Bathroom** 2.62m x 1.88m (8'7" x 6'2") Jack 'n' Jill door. Low level WC. Floating wash hand basin with local tiling. Panelled bath with fitted shower and shower screen. High spec vinyl flooring.



## Exterior

Allocated parking space.

Private balcony.

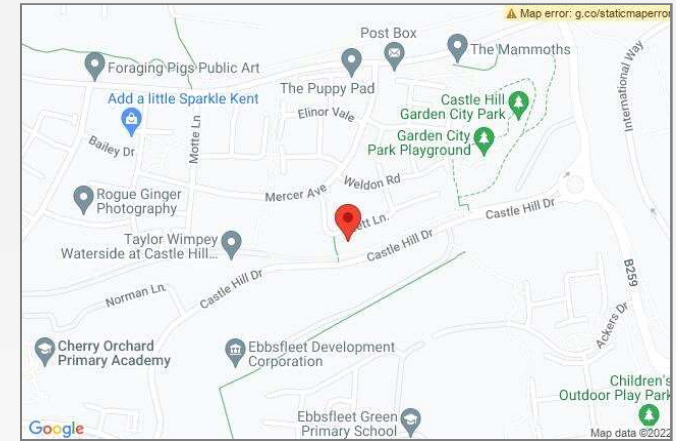






## Property Location

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## Additional Information

Dartford Borough Council - Tax Band C

The boiler is located in a cupboard in the Living Room

Total floor area: 51 sq. metres

## Leasehold Information

Time remaining on lease: 149 years (2022)

Ground Rent: £274 Per Annum

Service Charge: £1,500 Per Annum

(All information regarding lease term and service charges are provided by the seller and should be verified by your solicitor).

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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