



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



Guide Price £350,000 to £375,000 Leasehold

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



# Lett Lane, Castle Hill

Guide Price: £350,000-£375,000.

Robinson Jackson are delighted to present this exceptional three bedroom Penthouse apartment situated in Castle Hill. Immaculately presented throughout, offering three generous size bedrooms one with ensuite and an additional bathroom. The large open plan Living/Kitchen area with breakfast bar leads on to an expansive paved terrace. If you are looking for outside space, we are sure that the expansive outside terrace will impress. The property also comes with two allocated parking spaces. Viewing comes highly recommended to appreciate this rare property set within easy reach of Ebbsfleet International Station.

## Property Features

- Three bedrooms
- En suite and bathroom
- Expansive roof terrace
- TWO allocated parking spaces
- Open plan Kitchen/Living area
- Jack and Jill bathroom
- Within easy reach of Ebbsfleet International Station





## Interior

**Entrance Hall:** Double storage cupboard. Radiator. Carpet.

**Open Plan Living:** 6.3m x 5.26m (20'8" x 17'3") Double glazed window to side and rear. Double glazed patio door to side. Range of matching wall and base units with complimentary work surface over and breakfast bar. Stainless steel sink. Integrated electric oven, induction hob and extractor. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Two radiators. Laminate flooring.

**Bedroom One:** 4.3m x 4.27m (14'1" x 14') Double glazed window to rear. Radiator. Carpet.

**Ensuite Shower Room:** 2.44m x 1.5m (8' x 4'11") Low level WC. Wash hand basin. Shower cubicle. Radiator. Part tiled walls. Tiled flooring. Extractor fan.

**Bedroom Two:** 3.84m x 3.7m (12'7" x 12'2") Double glazed window to rear. Radiator. Carpet.

Jack n Jill door to bathroom.

**Bedroom Three:** 3.78m x 2.41m (12'5" x 7'11") Double glazed window to front. Radiator. Carpet.

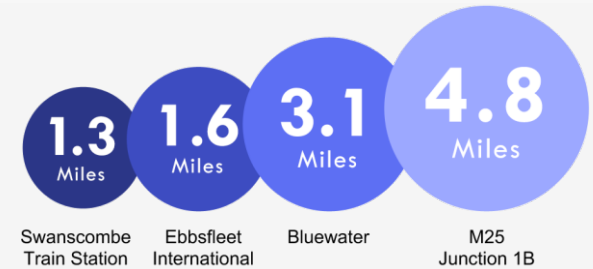
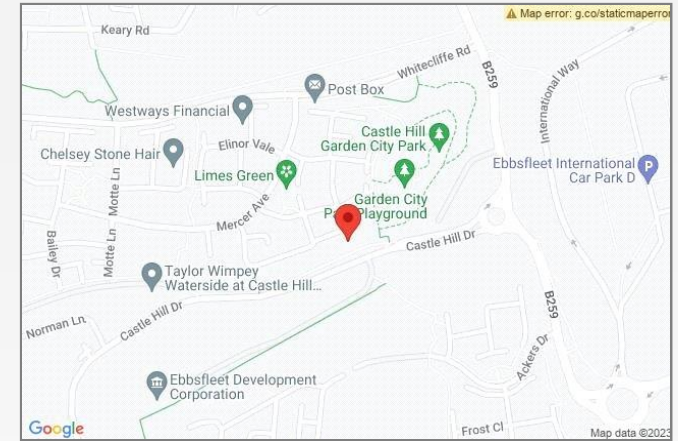
**Bathroom:** 2.41m x 1.45m (7'11" x 4'9") Jack n Jill door to Bedroom Two. Low level WC. Pedestal wash hand basin. Panelled bath with fitted shower. Radiator. Part tiled walls. Tiled flooring. Extractor fan.





## Property Location

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\*All distances from branch postcode. Train time from nearest station.

## Exterior

Roof Terrace: 21' x 18. Paved.

Balcony.

Two allocated parking spaces.

## Additional Information

Dartford Borough Council - Tax Band D

Total floor area: 89 sq. metres

## Leasehold Information

Lease created: 2017

Remaining term on lease: 149 years (2023)

Current annual ground rent: £500pa

Current annual service charge: £2300pa

(All information regarding lease term and service charge have been provided by the seller and should be verified by your solicitor).

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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