



## Mortimer Square | Weldon, Ebbsfleet Valley, DA10 1AY

 2  2  1 Guide Price £300,000 to £325,000 Leasehold

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# Mortimer Square, Weldon

Robinson Jackson are delighted to present this stunning two bedroom top floor Redrow apartment situated within Ebbsfleet Garden City. Features include a private balcony with expansive views, two bedrooms; one with ensuite, family bathroom, high spec fittings, air conditioning and lift within block. There is also one allocated parking space. Situated within walking distance of local amenities and close proximity to Ebbsfleet International station and easy access to A2.

## Property Features

- Lift within block
- Allocated parking
- Top floor
- Private balcony
- Ensuite to main bedroom
- Redrow build





## Interior

**Entrance Hall:** Entry phone system. Double glazed window to front with fly screen and remote controlled blinds. Utility cupboard. Storage cupboards. Radiator. Loft access. Amtico flooring.

**Open Plan Living:** 5.84m x 5.26m (19'2" x 17'3") Lounge Area: Double glazed window to rear. Double glazed bi-folding doors leading to balcony. Vertical radiator. Amtico flooring.

**Kitchen Area:** Range of matching wall and base units with complimentary Granite work surface over. Integrated electric oven, induction hob and extractor. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Wine cooler. Boiler. Amtico flooring.

**Utility Area:** Plumbed for washing machine. Storage cupboard. Amtico flooring.

**Bedroom One:** 5.26m (17'3") x 3.35m (11') narrowing to 2.8m (9'2") Double glazed window to rear with fly screen and remote controlled blinds. Fitted wardrobes. Radiator. Air conditioning. Carpet.

**Ensuite Shower Room:** 2.08m x 1.3m (6'10" x 4'3") Low level WC. Wash hand basin. Walk-in rainfall shower with separate handheld shower. Heated towel rail. Part tiled walls. Tiled flooring. Extractor fan.

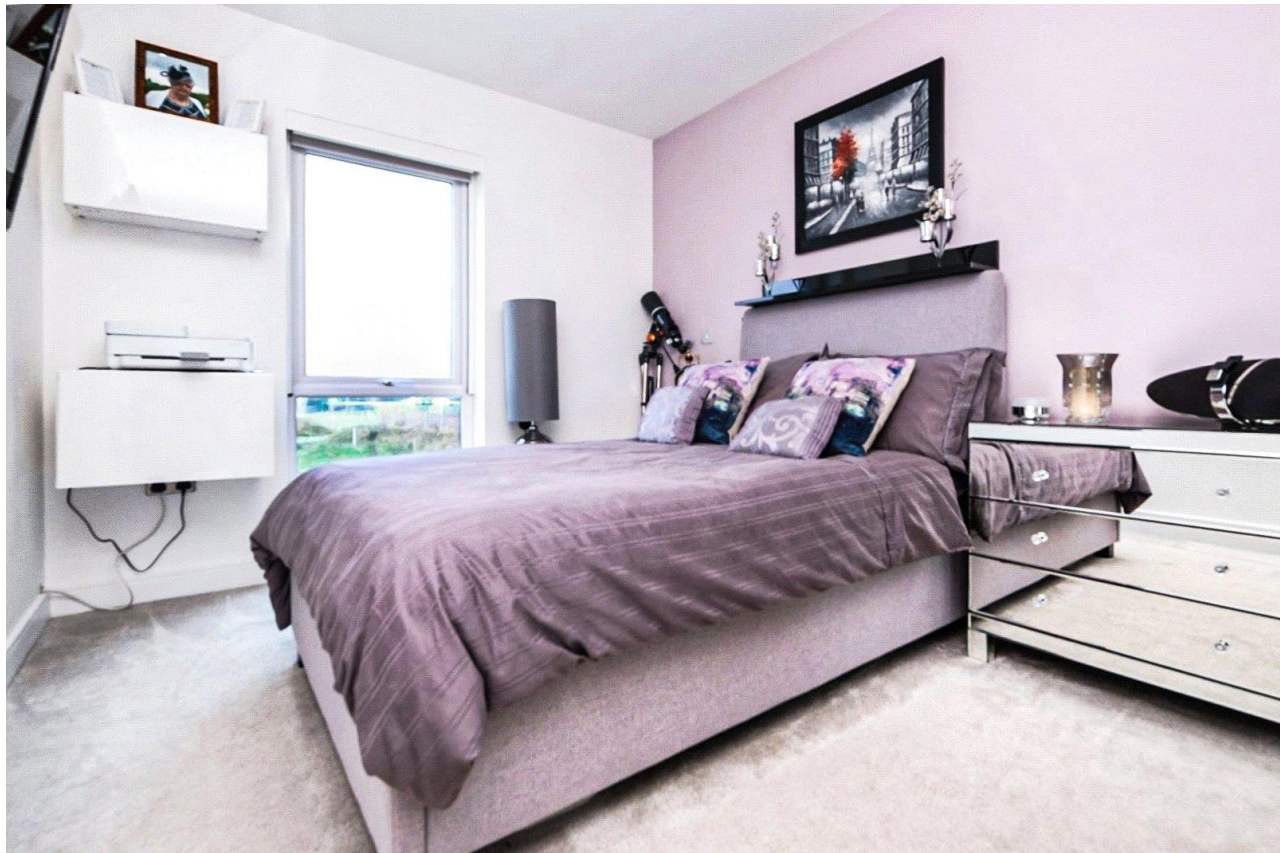
**Bedroom Two:** 3.56m x 3.2m (11'8" x 10'6") Double glazed window to front and side with fly screen and remote controlled blinds. Fitted wardrobes. Projector screen. Radiator. Air conditioning. Carpet.

**Bathroom:** 2.08m x 1.83m (6'10" x 6') Frosted double glazed window to front. Low level WC. Vanity wash hand basin. Panelled bath with fitted shower (digital smart bath). Heated towel rail. Smart mirror. Part tiled walls. Tiled flooring with under floor heating. Extractor fan.

## Exterior

Private South-West facing balcony and electric heater.

One allocated parking space.







### Additional Information

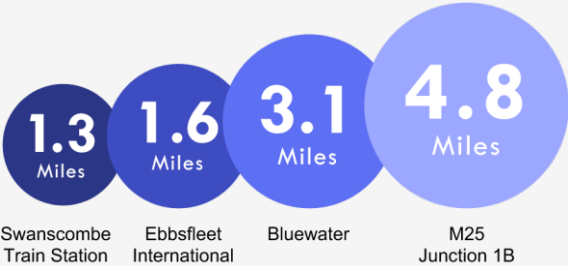
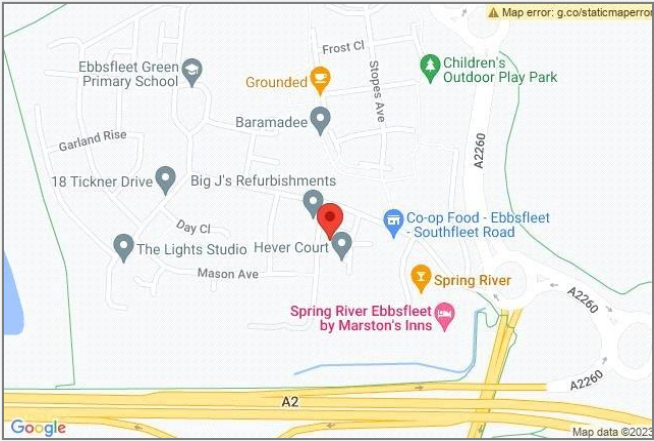
- Dartford Borough Council - Tax Band D
- Total floor area: 70 sq. metres
- The boiler is located in the Kitchen.
- All windows have privacy mirror film which helps with energy efficiency.

### Leasehold Information

- Lease created: 2018
- Remaining term on lease: 995 years
- Current annual ground rent: £250pa
- Current annual service charge: £1340pa
- (All information regarding lease term and service charge have been provided by the seller and should be verified by your solicitor).

### Property Location

Mortimer Square, Weldon, Ebbsfleet Valley, DA10 1AY



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

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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