



Black Eagle Drive | Northfleet, Gravesend, DA11 9AW



Offers in excess of £190,000 Leasehold

ROBINSON MICHAEL & JACKSON

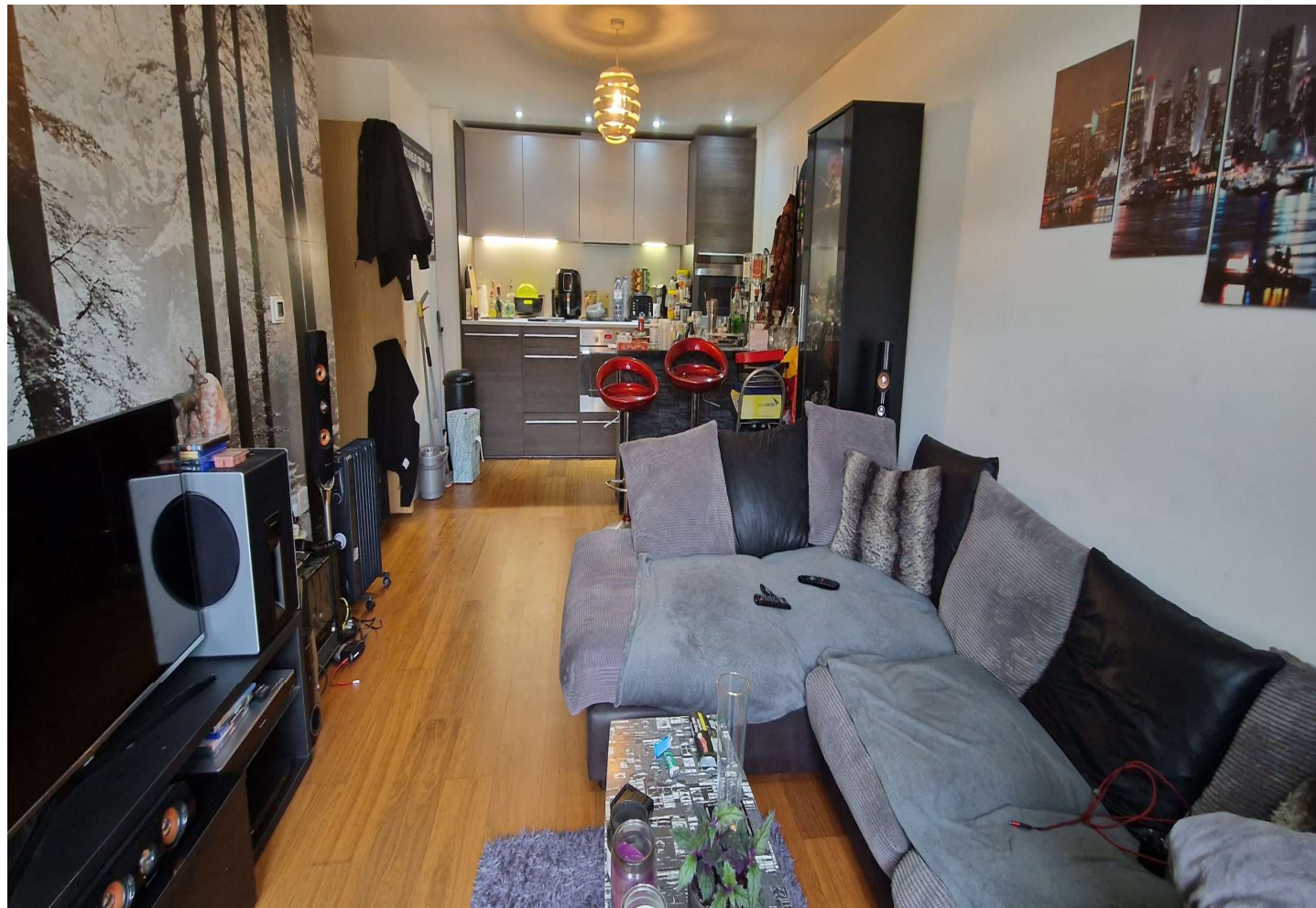
Our service will *move* you

Black Eagle Drive, Northfleet

This two double bedroom top floor flat is located on the popular Phoenix Parc within walking distance to Ebbsfleet Station and benefitting from an allocated parking space and private balcony.

Property Features

- Council Tax: D
- EPC Rating: C
- Two Double Bedrooms
- Ensuite Shower Room to Master
- Underfloor Heating Throughout
- Private Balcony
- Allocated Parking Space in a Gated Car Park
- No Forward Chain
- Walking Distance to Ebbsfleet International



Interior

Entrance Hall: 4.1m x (13'5" x) Entrance door into hallway. Entry phone system. Built-in cupboard housing boiler. Carpet. Spotlights. Doors to: -

Open Plan Lounge, Kitchen Diner: 6.88m x 4.11m (22'7" x 13'6") Double glazed French door to rear leading to balcony. Laminate flooring. Radiator. Opening into kitchen area comprising wall and base units with roll top work surface over. Sink and drainer unit with mixer tap over. Built in oven and grill. Four ring gas hob with extractor hood over. Integrated. Spotlights.

Bedroom 1: 5.08m x 2.62m (16'8" x 8'7") Double glazed window to side. Built-in wardrobes with mirrored fronts. Carpet. Door to en-suite.

En-Suite: 2.36m x 1.4m (7'9" x 4'7") Suite comprising walk-in shower cubicle with tiled surround. Pedestal wash hand basin. Low level w.c. Heated towel rail. Tiled flooring. Spotlights.

Bedroom 1: 5.08m x 2.62m (16'8" x 8'7") Double glazed window to side. Built-in wardrobes with mirrored fronts. Carpet. Door to: -

En-suite: 2.36m x 1.4m (7'9" x 4'7") Suite comprising walk-in shower cubicle with tiled surround. Pedestal wash hand basin. Low level w.c. Heated towel rail. Spotlights. Tiled flooring.

Bedroom 2: 4.3m x 2.51m (14'1" x 8'3") Double glazed window to side. Carpet. Under-floor heating.

Bathroom: 1.93m x 1.7m (6'4" x 5'7") Suite comprising panelled bath with shower over. Wash hand basin. Low level w.c. Heated towel rail. Tiled flooring. Spotlights.

Exterior

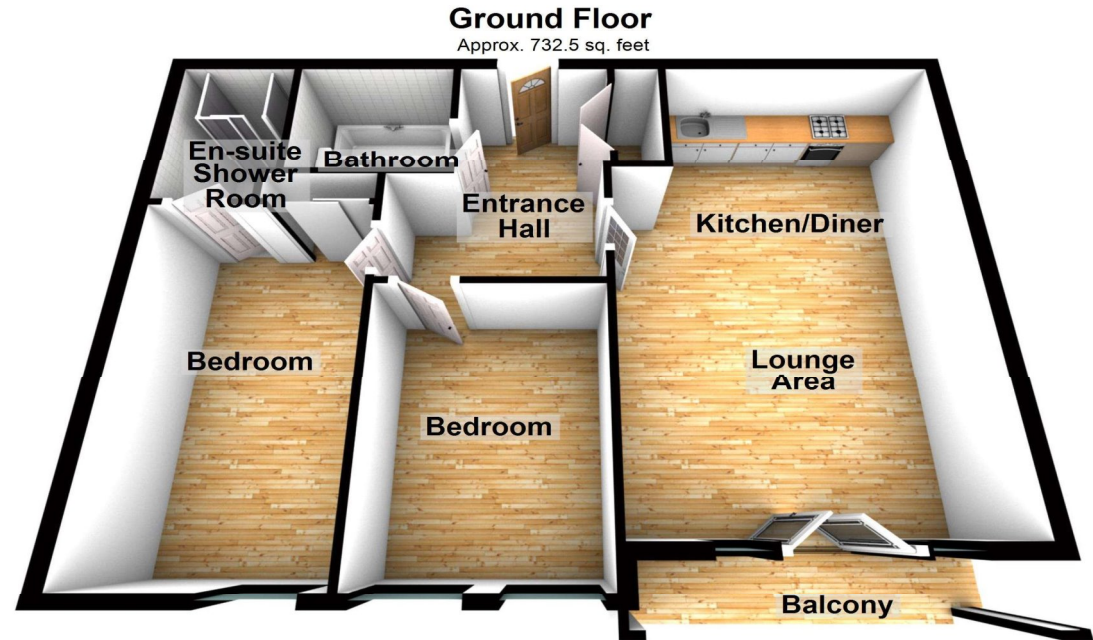
Allocated parking.

Leasehold Information

Time remaining on lease: Approx. 982 years and 2 months

Ground Rent: £260 Per Annum Paid half yearly (£130.00 x 2).

Service Charge: £1,560 Per Annum



Total area: approx. 732.5 sq. feet

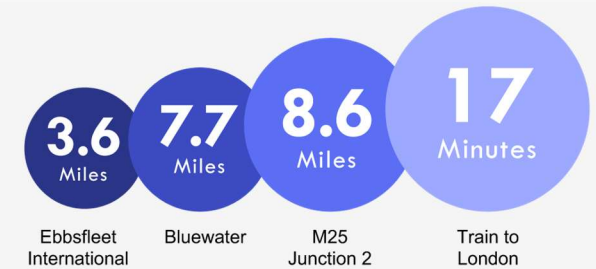
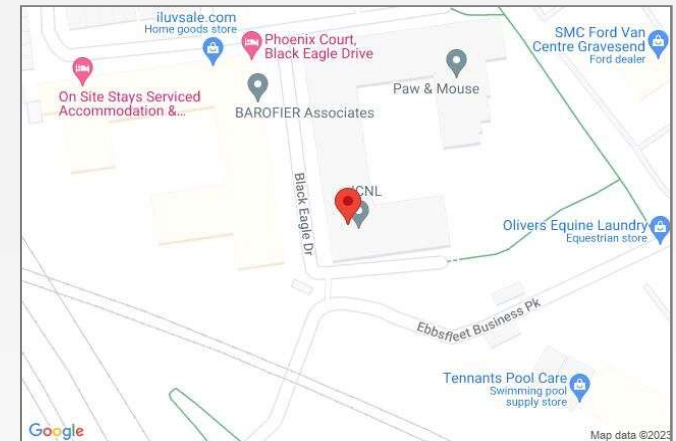
Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
Plan produced using PlanUp.





Property Location

Black Eagle Drive, Northfleet, Gravesend, DA11 9AW



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

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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