



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



Guide Price £290,000 to £300,000

Leasehold

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Lett Lane, Castle Hill

Stylish and contemporary first-floor flat boasting two bedrooms, located in a prime residential area. This property offers a range of desirable features, including a private south facing balcony perfect for enjoying outdoor relaxation, residents' parking for convenience, and the added benefit of being sold with no chain. Ideal for investors seeking a lucrative rental opportunity, this flat is situated within close proximity to Ebbsfleet International train station, making it an attractive option for commuters. With modern finishes and a convenient location, this property presents a fantastic opportunity for buyers looking for a comfortable and low-maintenance living space. Don't miss out on the chance to make this sleek and well-appointed flat your new home or investment property. Contact us today to arrange a viewing.

Property Features

- First Floor Apartment
- Open Plan Kitchen/Living Area
- South Facing Balcony
- En Suite to Master Bedroom
- Close Proximity to Ebbsfleet International Station



Interior

Entrance Hall: Double glazed window. Radiator. Built in storage cupboard. Laminate flooring.

Open Plan Living: 6.43m x 5.64m (21'1" x 18'6") Kitchen Area: Range of matching wall and base units with complimentary work surface over including breakfast bar. Stainless steel sink with drainer. Integrated electric oven, hob and extractor. Spotlights. Laminate flooring.

Lounge/Dining Area: Double glazed doors leading to south facing balcony. Double glazed window. Radiator. Laminate flooring.

Bedroom One: 5.7m x 3.28m (18'8" x 10'9") Double glazed window. Radiator. Built in wardrobes. Laminate flooring.

Ensuite: Low level WC. Wash hand basin. Shower cubicle. Radiator. Part tiled walls. Floor Grip vinyl flooring.

Bedroom Two: 4.6m x 3.05m (15'1" x 10') Double glazed window. Radiator. Built in wardrobes. Laminate flooring.

Bathroom: Low level WC. Wash hand basin. Panelled bath with fitted shower and shower screen. Part tiled walls. Floor Grip vinyl flooring.



Exterior

South facing private balcony.

Allocated parking bay and residents car park.





Property Location

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



Ebbsfleet International Bluewater M25 Junction 1B Train to London

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

Additional Information

Dartford Borough Council - Tax Band D

Total floor area: 78 sq. metres

Leasehold Information

Lease created on: 14th December 2017 for 155 years

Remaining term on lease: 148 years (2024)

Current annual ground rent: £375pa (due for review in April 2024 with an increase of £187.50)

Current annual service charge: TBC

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

FOR MORE INFORMATION
CONTACT US TODAY.

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