

**For Sale : Northfleet DA11**  
**1 Bedroom First Floor Flat**  
**Price: £155,000.00**



**For Sale**  
**Station Road**  
**Price: £155,000.00**

**E & C Estates: present this 1 Bedroom  
Flat in Northfleet, Gravesend. DA11**

**Viewing by appointment only  
E & C Estates  
Tel: 01322 227 528  
57 Hythe Street, Dartford, DA1 1BG**

## **\*\*\*1 BEDROOM FIRST FLOOR FLAT FOR SALE IN NORTHFLEET DA11\*\*\***

E&C Estates Ltd presents this FIRST FLOOR 1 BEDROOM FLAT within a purpose built 3 floors block of flats.

The property is situated close to Northfleet Train Station and short walking distance to Ebbsfleet Train Station. This property will be an ideal INVESTMENT PROPERTY.

Added bonus include double glazed windows, gas central heating, modern fitted kitchen, 3 piece bathroom suite, allocated parking space and mainline railway station offering fast service to London Bridge and Charing Cross.

Council Tax Band: B

Service Charge:£900/year

Long Lease 995 years with no chain.

### **VIEWING BY APPOINTMENT ONLY**

#### **Measurements:**

Bathroom: 6'7" x 5'11" (2.1m x 1.8m)

Bedroom: 10'6" x 9'6" (3.2m x 2.9m)

Kitchen: 10'6" x 5'11" (3.2m x 1.8m)

Lounge: 13'9" x 13'1" (4.1m x 3.9m)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.