



North Ash Road, New Ash Green, DA3 8AJ  
Guide Price £210,000 Leasehold



Nestled in the charming village of New Ash Green, this modern apartment offers a delightful living experience. With its larger style, the property boasts a bright and airy atmosphere, perfect for those seeking comfort and convenience.

The apartment features an open plan living room & kitchen, which seamlessly integrates the living and dining areas, creating an inviting space for relaxation and entertaining. The bedroom is thoughtfully designed with built-in wardrobe. Additionally, the property includes a well-appointed bathroom.

The village setting enhances the appeal, offering a sense of community while still being within easy reach of local amenities and transport links.

This property is ideal for individuals or couples looking for a stylish and comfortable living space in a picturesque location.

Tenure: Leasehold. Lease term: 999 years from 1st July 2021. Ground rent: Peppercorn (£0). Service charge: £1850.46 - All information to be verified by sellers solicitor.

### Communal Entrance

### Entrance Hall

**Open Plan Living/Dining/Kitchen**  
17'11 x 14'5 x 10'7 (5.46m x 4.39m x 3.23m)

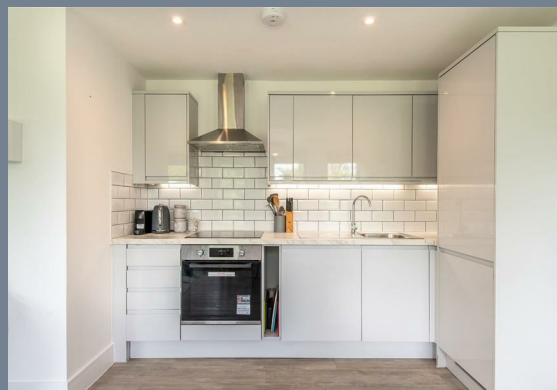
**Bedroom**  
12'5 x 8'4 (3.78m x 2.54m)

### Bathroom

**Parking: Allocated Parking Space**

**Tenure: Leasehold**

**Council Tax: Band B**





### First Floor



Total area: approx. 39.9 sq. metres (429.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.