



North Ash Road, New Ash Green, DA3 8AJ  
Guide Price £210,000 - £220,000 Leasehold



Guide Price £210,000 - £220,000 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.

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