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1AD

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*** LEASE OVER 160 YEARS * PRIVATE GARDEN ***

*** EXTREMELY WELL PRESENTED * CLOSE TO BARNEHURST STATION ***

*** DOUBLE GLAZING THROUGHOUT * GAS CENTRAL HEATING ***

*** SOUGHT AFTER LOCATION * FIRST FLOOR APARTMENT ***



35a Edendale Road
Barnehurst, DA7 6RH

Guide Price £270,000-£280,000

Village Estates are delighted to offer to the market this Two Bedroom First Floor Maisonette. The accommodation on offer briefly comprises: Living Area, Kitchen, Family Bathroom and Two Double Bedrooms. This is perfect for First Time Buyers and Investors. Situated within a 15-minute walk to Barnehurst Train Station and local amenities. Further benefits are Double Glazing and Private Garden. We know this property is going to be extremely popular, so your immediate attention is highly advised.



EPC RATING E

COUNCIL TAX BAND B

LEASE TERM 167 YEARS

GROUND RENT £100 P/A

BUILDING INSURANCE £151.28 P/A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given. Plan produced by PlanUp.
Plan produced using PlanUp.

We understand this property is Leasehold.

VIEWING:

Via **Village Estates** on 01322 522111

Monday to Friday 9am-6pm, Saturday 9am-5pm

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.