



LETT LANE

SWANSCOMBE

£1,195

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This property boasts two double bedrooms off the main entrance hall and a modern family bathroom. The master bedroom also offers a separate dressing area and a private en-suite shower room with vanity unit basin and w/c. The spacious open plan living / dining room means you have ample space to relax and entertain with friends and family. The contemporary kitchen area benefits from plenty of storage and fitted appliances meaning cooking will be a breeze. With a dual aspect, this open plan lifestyle is filled with copious amounts of sunlight to brighten your day. The amazing 20' x 15' roof terrace is the jewel in this apartment's crown and really sets it apart from the rest. Beautifully presented by the current owners, you will feel at home straight away with this stunning third floor apartment.

The property is located within a prime position within this development, meaning you have the added bonus of allocated parking and many visitors bays, whilst overlooking the landscaped grounds. Within 10 minutes walk to Ebbsfleet International Station allowing you access to London St Pancras within 19 Minutes and Paris in 2 hours. This new development will offer the very best in modern living in the South East. With a wealth of facilities planned on site, from hotel and pub, sports and a shop, this self-contained community will have everything you need right on your doorstep. Within a short drive to Bluewater Shopping Centre, Dartford and Gravesend town centres, as well as the excellent major road networks.

Call Anthony Martin Estate Agents for more information today. EPC Rating B

SUMMARY OF ACCOMMODATION

Third Floor

Entrance Hall

Open Plan Lounge / Kitchen

Bedroom 1

En-Suite

Bedroom 2

Bathroom

Externally

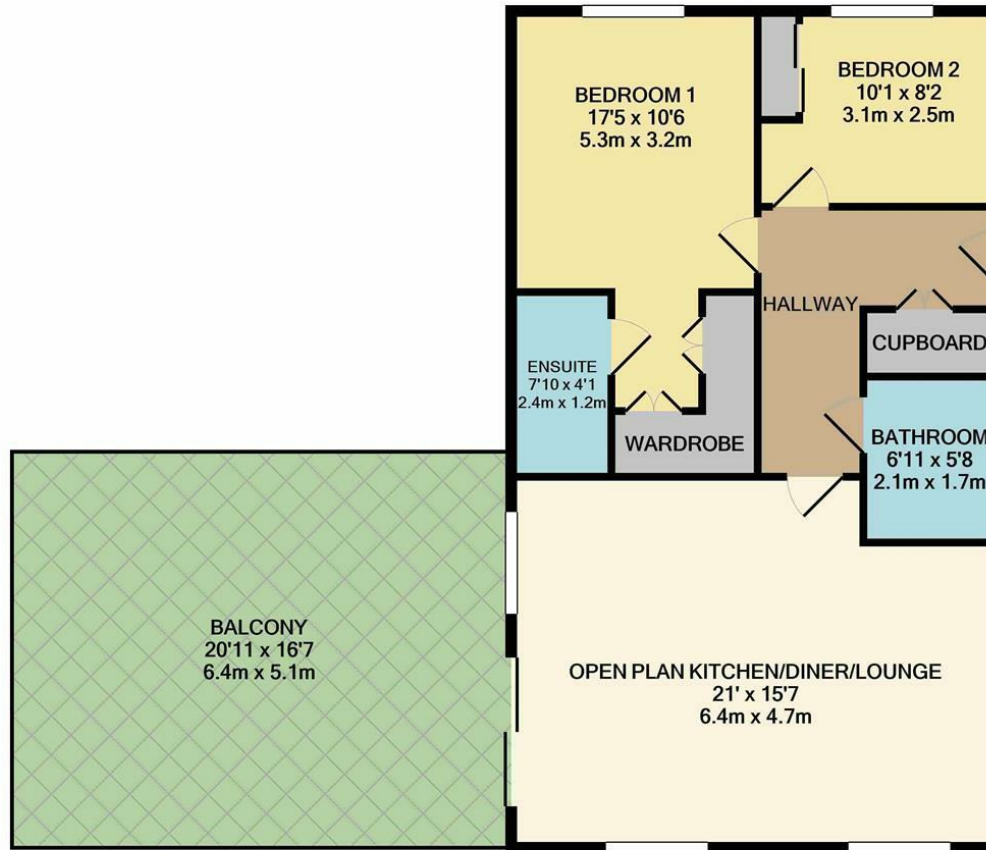
Large Sun Roof Terrace

Allocated Parking Bay

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APPROX. GROSS INTERNAL FLOOR AREA 716.00 sq ft



TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(10-15) A	87	87
(81-91) B			(16-25) B		
(69-80) C			(26-35) C		
(55-68) D			(36-45) D		
(39-54) E			(46-55) E		
(21-38) F			(56-65) F		
(1-20) G			(66-75) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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