

£300,000 Leasehold

Aragon House, 65 Cherry Orchard, Ebbsfleet Valley, Kent DA10 1EP



- Top Floor (fourth, building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Bathroom plus En-Suite Shower Room
- Balcony
- Approx. 837 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Communal Parking

GENERAL DESCRIPTION

A generously-sized and beautifully-presented flat on the top floor of this recently-built development. The property has a spacious reception room with stylish, open-plan kitchen featuring an island unit with breakfast bar. A glazed door leads from the living area out onto an east-facing balcony. There is a main bedroom with en-suite shower room plus a similar-sized second double bedroom, a stylish, high-spec bathroom and a large hallway storage/utility cupboard. Well insulated walls and roof, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. A Co-Op store occupies one of the ground-floor retail units and the Blue Bean Cafe is close by. Cherry Orchard Primary School is just minutes away and Ofsted-rated 'Outstanding'. Aragon House has communal parking and Swanscombe and Ebbsfleet Railway Stations can also be easily reached via brief bus or bike ride.

Tenure: Leasehold (250 years from 01/04/2021).

Service Charge: £182.77 per month (subject to annual review).

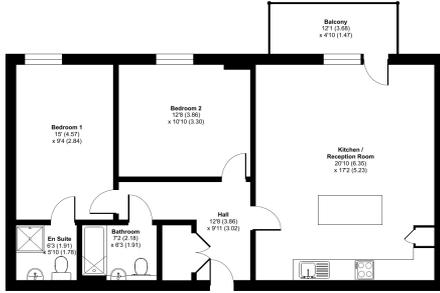
Council Tax: Band D, Dartford Borough Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

Cherry Orchard, Ebbsfleet Valley, Swanscombe, DA10

Approximate Area = 837 sq ft / 77.8 sq m
For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2025. Produced for Urban Moves. REF: 1309336

DIMENSIONS

FOURTH FLOOR

Entrance Hall

12' 8" max. x 9' 11" max. (3.86m x 3.02m)

Reception

20' 10" x 17' 2" (6.35m x 5.23m)

Kitchen

included in reception measurement

Balcony

12' 1" x 4' 10" (3.68m x 1.47m)

Bedroom 1

15' 0" x 9' 4" (4.57m x 2.84m)

En-Suite Shower Room

6' 3" x 5' 10" (1.91m x 1.78m)

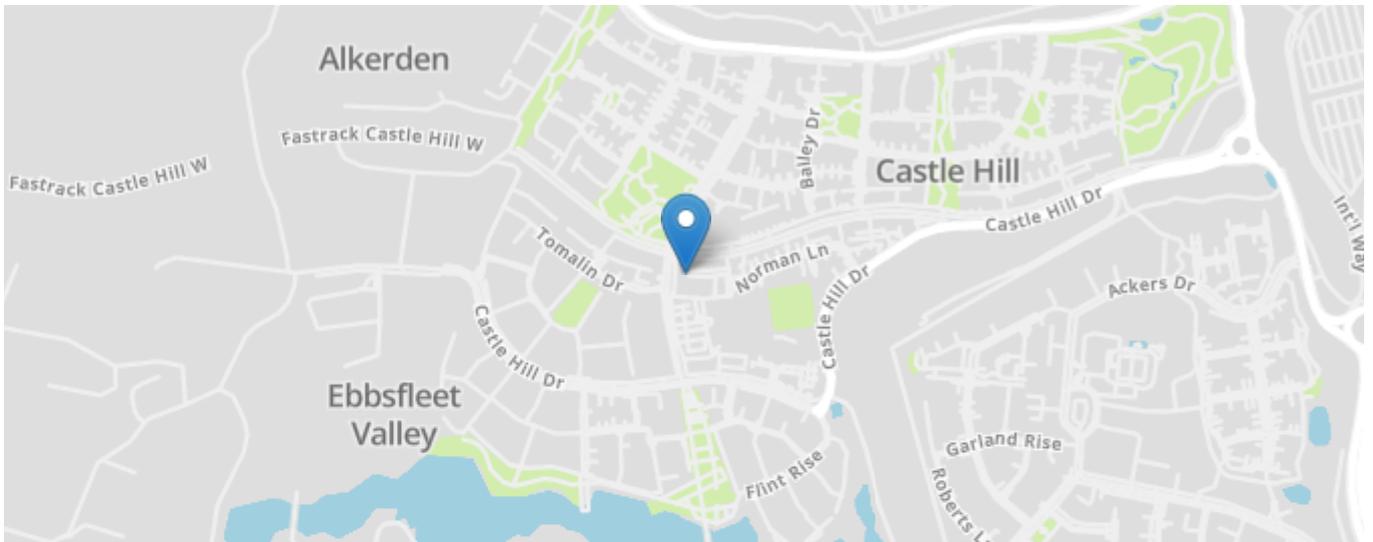
Bedroom 2

12' 8" x 10' 10" (3.86m x 3.30m)

Bathroom

7' 2" max. x 6' 3" max. (2.18m x 1.91m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.