

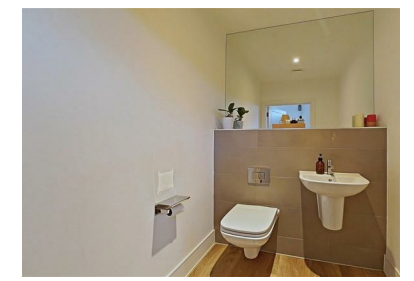
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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BALLAST ROAD
 ERITH DA8 1FN

Guide price £425,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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£425,000-£450,000

NO FORWARD CHAIN & STUNNING CONDITION THROUGHOUT!!!

Welcome to this beautifully presented three-bedroom terraced home with additional study space, offered to the market for the very first time since new and located within the highly desirable Quarry eco development.

Perfect for first-time buyers and modern families alike, this impressive leasehold home is completely move-in ready and benefits from no forward chain, helping to ensure a simpler, smoother and far less stressful purchase for all involved.

The ground floor offers a spacious and welcoming lounge, a modern fitted kitchen, and the added convenience of a downstairs WC. To the rear, the property boasts a low-maintenance private garden, ideal for relaxing or entertaining, while underneath the development there is secure underground parking for two vehicles.

Upstairs, the home features three generously sized bedrooms plus a separate study, providing flexible accommodation ideal for growing families, guests or working from home.

The location is another major highlight, perfectly positioned for Zone 6 stations, local amenities and the highly regarded Lime Wood Primary School, making it an excellent choice for families.

As part of this modern and eco-conscious development, residents benefit from a sustainable living environment, with a service charge of approximately £112 per month. The property also comes with the reassurance of an exceptionally long lease, with approximately 990 years remaining.

A fantastic opportunity to secure a stylish, energy-conscious home in one of the area's most sought-after developments — early viewing is highly recommended.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

BALLAST ROAD

ERITH DA8 1FN

- 3 BEDROOM ECO FRIENDLY HOME
- DOWNSTAIRS WC/UPSTAIRS BATHROOM/SEPARATE STUDY
- UNDERGROUND PARKING FOR 2 VEHICLES
- HIGHLY SOUGHT AFTER 'THE QUARRY' DEVELOPMENT
- WALKING DISTANCE TO LIME WOOD PRIMARY SCHOOL
- OVER 990 YEARS REMAINING ON LEASE
- EPC B
- 1141 SQ FT
- COUNCIL TAX BAND D
- MONTHLY SERVICE CHARGE OF APPROX £112

