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Waterman House Estates



Mercer Avenue, Ebbsfleet, DA10 1BG

£1,700 Per month

AVAILABLE IMMEDIATELY - Located on the highly sought after new development of Castle Hill by Ward Homes is this stunning 3 bedroom NEW BUILD TOWNHOUSE with CAR PORT. Arranged over 3 floors with the ground floor comprising of a LARGE DINING ROOM, a MODERN FITTED KITCHEN, a downstairs cloakroom and even a study! The remaining 2 floors offer you a GENEROUS SIZED LOUNGE, 3 DOUBLE BEDROOMS as well as 2 bathrooms. This property offers space in abundance with plenty of room for entertaining! To the rear of the property is a GARDEN LAID TO LAWN.

Ebbsfleet Valley is where this popular development is situated and is just a stones throw away from Ebbsfleet International Train Station with its high speed rail links into London. Bluewater Shopping Centre and Gravesend town centre are just a short drive or bus ride away, this is such a good location and you will be spoilt for choice in terms of public transport as well as the great links the property has to the A2/M25.

Council tax band - E

Call us now on 01474 330840 to book a viewing!

Government guidelines we have a COVID-19 SECURE safety policy in place for all socially distanced viewings and face to face appointments. Available on request



GROUND FLOOR

Entrance Hall

Study
7'10 x 6'5 (2.39m x 1.96m)

Boiler Room

Downstairs Cloakroom

Kitchen
10'1 x 6'5 (3.07m x 1.96m)

Family Room/ Diner
15' x 13'8 (4.57m x 4.17m)

FIRST FLOOR

Lounge
13'8 x 11'10 (4.17m x 3.61m)

Bedroom
13'8 x 9'10 (4.17m x 3.00m)

Bathroom
8'6 x 6'5 (2.59m x 1.96m)

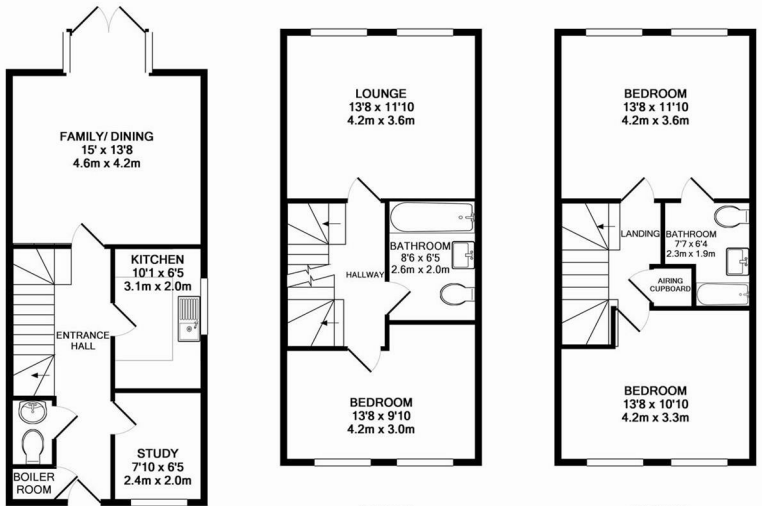
SECOND FLOOR

Master Bedroom
13'8 x 11'10 (4.17m x 3.61m)

Bedroom
13'8 x 10'10 (4.17m x 3.30m)

Ensuite
7'7 x 6'4 (2.31m x 1.93m)

EXTERNAL



GROUND FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.2 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1251 SQ.FT. (116.2 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			