



## Phoenix Court Black Eagle Drive, Northfleet

**£180,000 Leasehold**

Located on the top and fourth floor of this modern purpose built block • 2 Bedroom flat • en-suite shower to master bedroom • family bathroom • Open plan Living • Access via lift and stairs • Close to amenities • walking distance to train station with high speed rail links • No Chain



Nestled on the top and fourth floor of a modern purpose built block, this two bedroom flat offers an exceptional opportunity for buyers seeking contemporary living in a convenient location.

The property is accessed via both lift and stairs, ensuring easy entry for all residents. Upon entering, you are greeted by a spacious hallway that leads seamlessly into the open plan living area, designed to provide a flexible space for both relaxation and entertaining. The kitchen has ample storage, while the living and dining area benefits from generous natural light, creating a bright and welcoming atmosphere.

The master bedroom boasts the added luxury of an en-suite shower room, providing privacy and convenience, while the second double bedroom is served by a stylish family bathroom fitted with contemporary fixtures. Both bedrooms are well proportioned and offer ample space for furnishings and storage. The flat is in need of some decorating and updating, so great to put your personal touch to make it home.

Located close to a wide range of amenities, including shops, cafes and essential services, the property is ideally situated for those seeking a vibrant urban lifestyle. For commuters, the train station is within walking distance and provides high speed rail links, making travel into the city and beyond both fast and efficient. Offered to the market with no onward chain, this flat represents a superb opportunity for first time buyers, professionals or investors alike. With its combination of modern design, practical layout and excellent connectivity, this property is sure to appeal to a wide range of purchasers. Early viewing is highly recommended to fully appreciate the quality and convenience on offer.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## Apartment

Approx. 63.0 sq. metres (678.6 sq. feet)



Produced by The Energy Council (All Rights Reserved) The image is to demonstrate the layout of the referred property. Although all efforts have been made to resemble the layout guide accurately, there is no guarantee of accuracy and is not of architect standards.

Plan produced using PlanUp.