



5 Troutbeck House, Ditton Place, Ditton Kent, ME20 6XE

OFFERS IN EXCESS OF: £157,500

EPC RATING: C





CHAIN FREE!!

This one-bedroom ground floor apartment is ideally situated with convenient access to the M20 motorway and a variety of local amenities, making it perfect for both commuters and those who enjoy nearby conveniences. Located in the desirable Troutbeck House at Ditton Place, this residence offers a peaceful environment. The property also includes a share of the freehold, adding to its appeal.

Accessed via a secure intercom system, the apartment welcomes you through an impressive entrance hall. The accommodation comprises a hallway leading to a well-proportioned lounge/dining room, perfect for entertaining. The separate kitchen is thoughtfully equipped with essential appliances, including a washing machine, fridge freezer, and gas hob.

The property features a comfortable double bedroom with a built-in wardrobe, providing ample storage space, and a bathroom that completes the interior layout.

Externally, residents can enjoy a communal garden, ideal for leisurely strolls or outdoor gatherings. Additionally, the apartment includes residents' parking along with a garage designated for the sole use of the property, offering convenience and security.

Share of freehold.

Lease length - 175 years left

Service charge - £1224 p/a

Ground rent - £0

EPC - C

Council Tax - B

Superfast Fibre & Standard broadband available. Ultrafast Full Fibre planned before December 2026



- CHAIN FREE!!
- SHARE OF FREEHOLD
- DOUBLE BEDROOM WITH BUILT IN STORAGE

- GARAGE EN-BLOC
- OPEN PLAN LAYOUT
- IMPRESSIVE ENTRANCE HALLWAY

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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