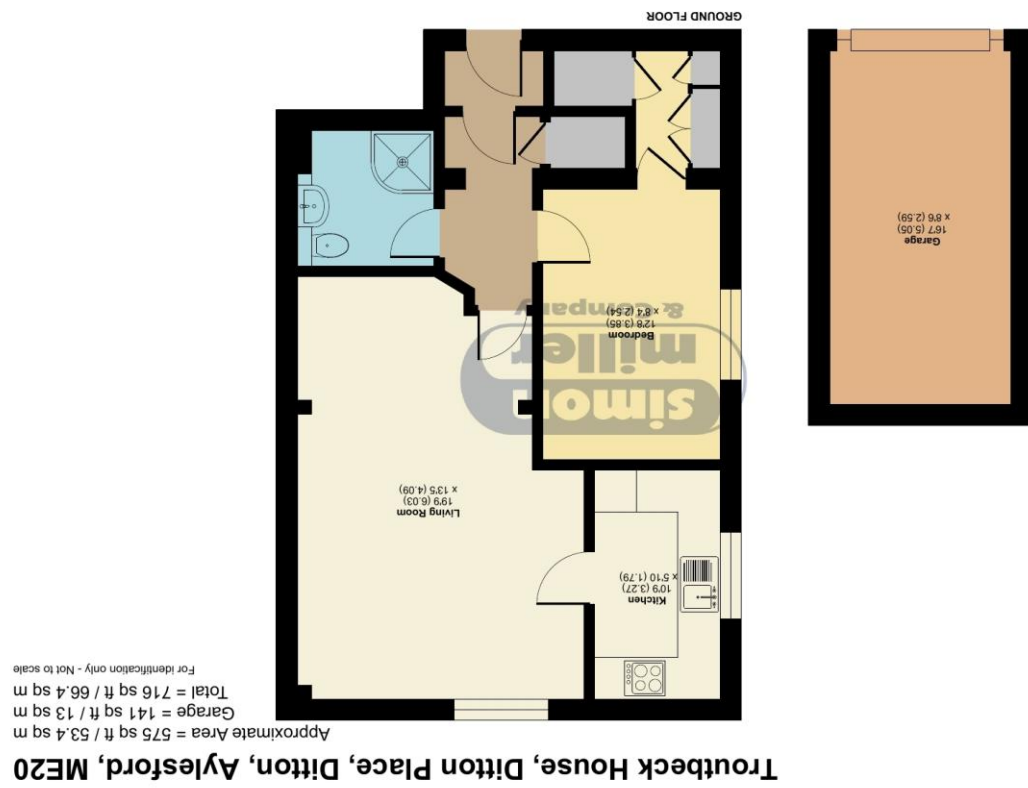


© Hithcon 2026. Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Baseline). Produced for Simon Miller & Company. REF: 1442573



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

ASKING PRICE: £220,000

EPC RATING: C





Situated in the ever-popular Troutbeck House in Ditton, this well-presented ground floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Offered chain free and with a share of freehold, the property combines convenience, comfort, and long-term appeal. The apartment features a bright and spacious living room, providing a welcoming space to relax or entertain. The modern fitted kitchen is thoughtfully designed with contemporary units and work surfaces, while the modern fitted shower room is well-appointed and practical. The generous master bedroom benefits from a walk-in wardrobe, offering excellent storage and enhancing the overall functionality of the space. Externally, residents enjoy access to well-maintained communal gardens, perfect for relaxing outdoors. The property also benefits from a garage en bloc, allocated parking, and additional visitor parking—ideal for both residents and guests. Troutbeck House is ideally positioned within Ditton, a highly regarded village known for its blend of charm and convenience. With easy access to local shops, amenities, and transport links, including nearby train stations and major road networks, Ditton remains a firm favourite for commuters and those seeking a balanced lifestyle. This is a fantastic opportunity to secure a home in a desirable location with excellent amenities and strong long-term appeal.

Share of Freehold
 Service Charge: £1510.68 p/a
 Ground Rent: £0
 Lease Length: 176 years
 EPC: C
 Council Tax: C
 Full Fibre Broadband Available Now



- CHAIN FREE
- GROUND FLOOR
- SHARE OF FREEHOLD

- GARAGE EN-BLOC
- MASTER BEDROOM WITH WALK IN WARDROBE
- COMMUNAL GARDENS

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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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