



## Mercer Avenue, Ebbsfleet, DA10 1BG

**£2,195 Per month**

Located on the HIGHLY SOUGHT AFTER development of Castle Hill in EBBSFLEET is this 3 BEDROOM TOWNHOUSE with a CAR PORT. The property is spread over 3 floors, with the ground floor comprising of a DINING/FAMILY ROOM, a MODERN FITTED KITCHEN, a downstairs CLOAKROOM and a STUDY! The remaining 2 floors offer you a GREAT SIZED LOUNGE, 3 DOUBLE BEDROOMS as well as 2 BATHROOMS. 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 fantastic 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



## 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)

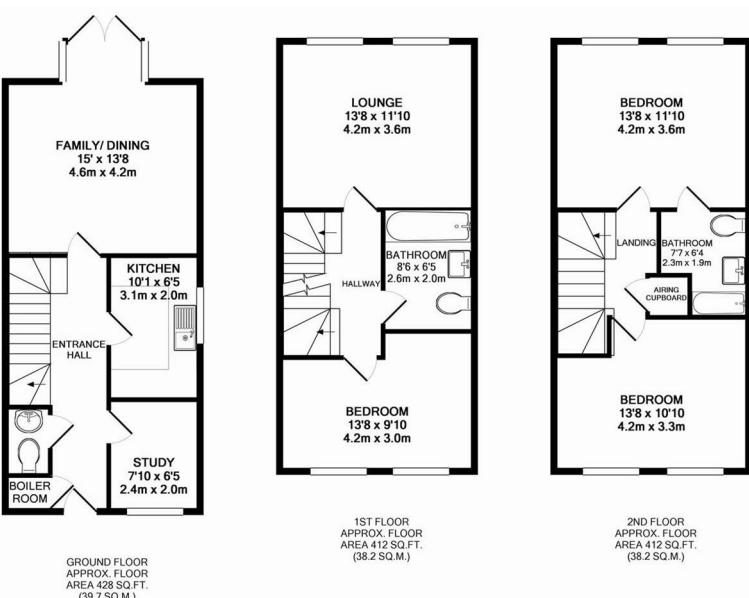
## SECOND FLOOR

### Master Bedroom

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

### Bedroom

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



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	

