

ERNEST-BROOKS

I N T E R N A T I O N A L



Langley Square, Dartford, Kent, DA1 5LR

£1,409,000

INVESTORS PORTFOLIO We are delighted to offer a 5 property off-plan investment portfolio, available for bulk sale or individual purchase, offered at a substantial discount to each individual true property value. Anticipated 4.6% Gross Average Yield - Contact our new homes team for further information.

The waterside apartments situated in the sought-after town of Dartford, Kent. Inside the M25 motorway and just 30 minutes into central London, Langley Square will be ideal for families and couples wanting to live in a leafy garden suburb setting within easy commuting distance of the capital from nearby Dartford Station. The Mill Pond and river setting will provide attractive water features for the adjoining homes and the leafy garden suburb inspired design will create a highly attractive place to live.

Dartford Rail Station sitting just opposite from the development providing direct links to London Bridge and Central London (Charing Cross station) from just 41 minutes. Abbeywood Station will be served by the new Crossrail (2018), and is only an 8 minute journey from Dartford via train. From here, journey times will be significantly reduced with direct links to Canary Wharf in just 11 minutes.

Dartford Town Centre is moments away, and is currently undergoing a colossal £94 million regeneration project with plans to enhance and revitalise the town centre. In addition to the variety of shops, restaurants and pubs the Town Centre has to offer, one of Europe's largest shopping centre - Bluewater - is just 4 miles away boasting over 300 stores, a multiplex cinema, along with a plethora of restaurants and cafes.

These particulars are not intended to form part of any contract. Any measurements are for guidance purposes only. Photographs may depict general images of the development and may not show the actual flat for sale.

- ***INVESTORS PORTFOLIO***
- **Courtyard & Pond Aspects**
- **Est Service Charge: £700 pa**
- **OPEN 7 DAYS A WEEK!**
- **5 Properties / 8 Bedrooms**
- **Tenure: 999 year leasehold**
- **Completions Between Late 2018 / Mid 2019**
- **Anticipated 4.6% Gross Yield**
- **Est Ground Rent: £300 pa**
- **Cherry Picked Portfolio**

