

Waterman House, 1 Lord Street. Gravesend  
Kent, DA12 1AW

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**Waterman House Estates**



## Winston Close, Dartford, DA9 9DG

**Asking price £160,000**

We are pleased to bring to the market this 1 BEDROOM GROUND FLOOR PURPOSE BUILT FLAT. The property boasts a MODERN KITCHEN, SPACIOUS LOUNGE/DINER, bathroom and DOUBLE BEDROOM. The property also benefits from a LARGE STORAGE CUPBOARD in the hallway, an ALLOCATED PARKING SPACE and SECURE PHONE ENTRY SYSTEM.

The property has great links to the A2/M25 and is located on all main bus routes. Greenhithe Train Station is just a 16 minute walk from the property. Ebbsfleet International and Bluewater Shopping Centre are also just a short drive away from the property.

**GREAT FOR INVESTORS** - This property currently has a tenant in situ, with a monthly rental income of £950.

The property can also be sold with vacant possession.

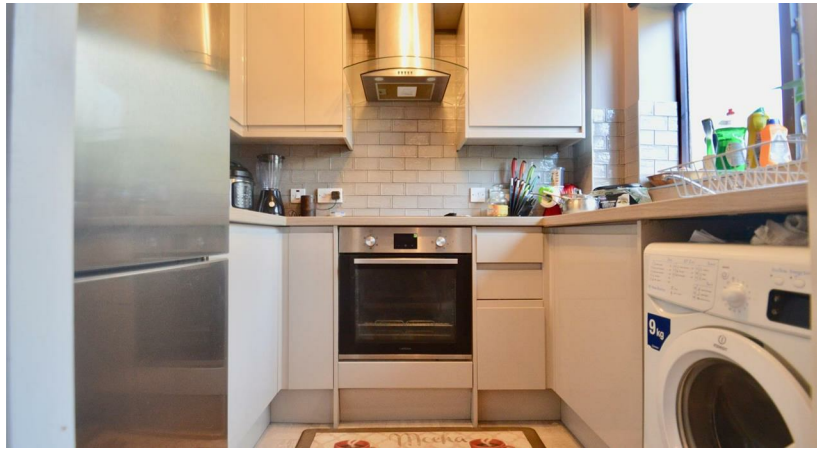
Council Tax Band - B

Tenure - Leasehold - please enquire for further information.

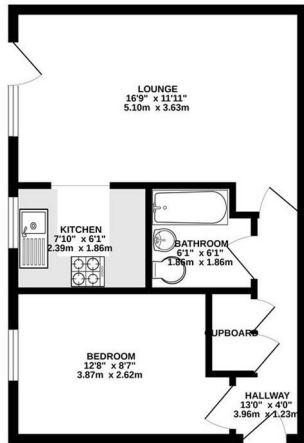
Call us now to book a viewing!



# 14 Winston Close, Greenhithe, Dartford, Kent, DA9 9DG



GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA - 417 sq.ft. (38.7 sq.m.) approx.  
With some utility not shown. Based on the accuracy of the National Landlord Index measurements. All plans, drawings, reports and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This floor plan is for information only and should not be used as a basis for any professional purchase. The actual floor plan may vary from the floor plan shown and the actual floor plan may vary from the floor plan shown. The actual floor plan may vary from the floor plan shown. The actual floor plan may vary from the floor plan shown.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>66</b>	<b>78</b>

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		