



Hardwick Crescent, Dartford, DA2 6SF

Guide Price £120,000



Hardwick Crescent

Dartford, DA2 6SF

- CASH BUYERS ONLY! Sold with Tenants
- STUDIO FLAT
- c£1370 Service Charge
- LONG LEASE
- 154 Year Lease - Peppercorn Ground Rent
- EPC RATING: 79C

**** CASH BUYERS ONLY AND BTL INVESTORS ****

***** SOLD WITH TENANTS*****

*******GUIDE PRICE £120,000 - £130,000*******

Sandra Davidson are pleased to present an opportunity to acquire a VERY WELL PRESENTED first floor STUDIO FLAT flat situated on the ever popular Bow Arrow Lane development. The property features Lounge/Bedroom, separate kitchen and bathroom. The property also benefits from Economy 7 heating, secondary glazing and allocated parking. The property comprises:-

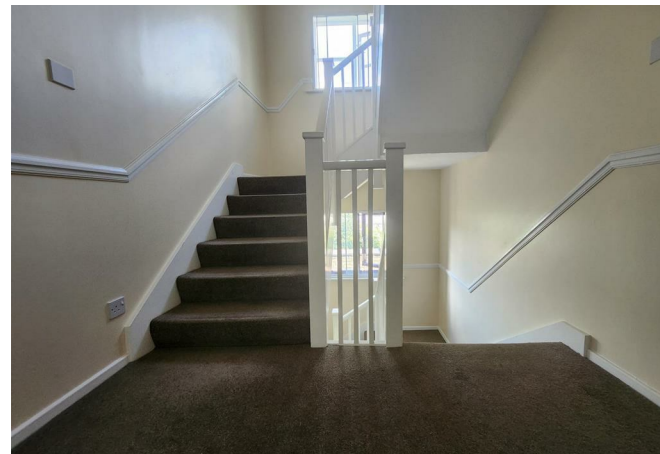


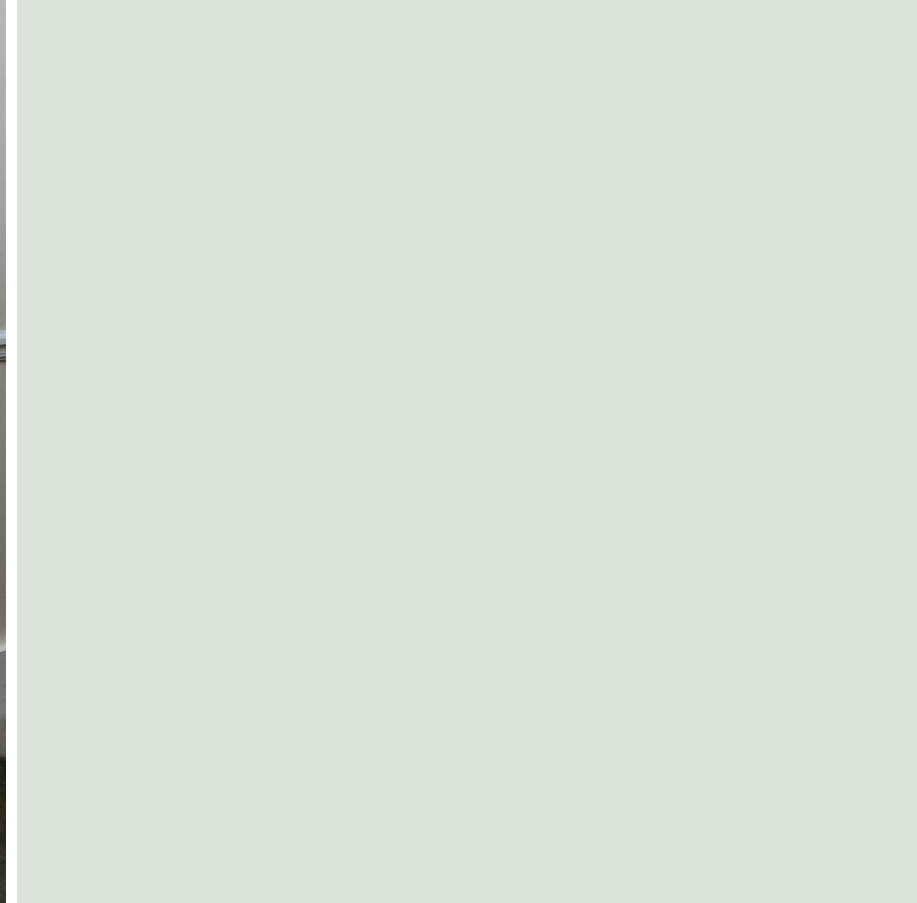
ENTRANCE

LOUNGE/BEDROOM 18'3" x 9'10" (5.56m x 3.00m)

KITCHEN 6'4" x 7'8" (2.36m x 2.00m)

BATHROOM



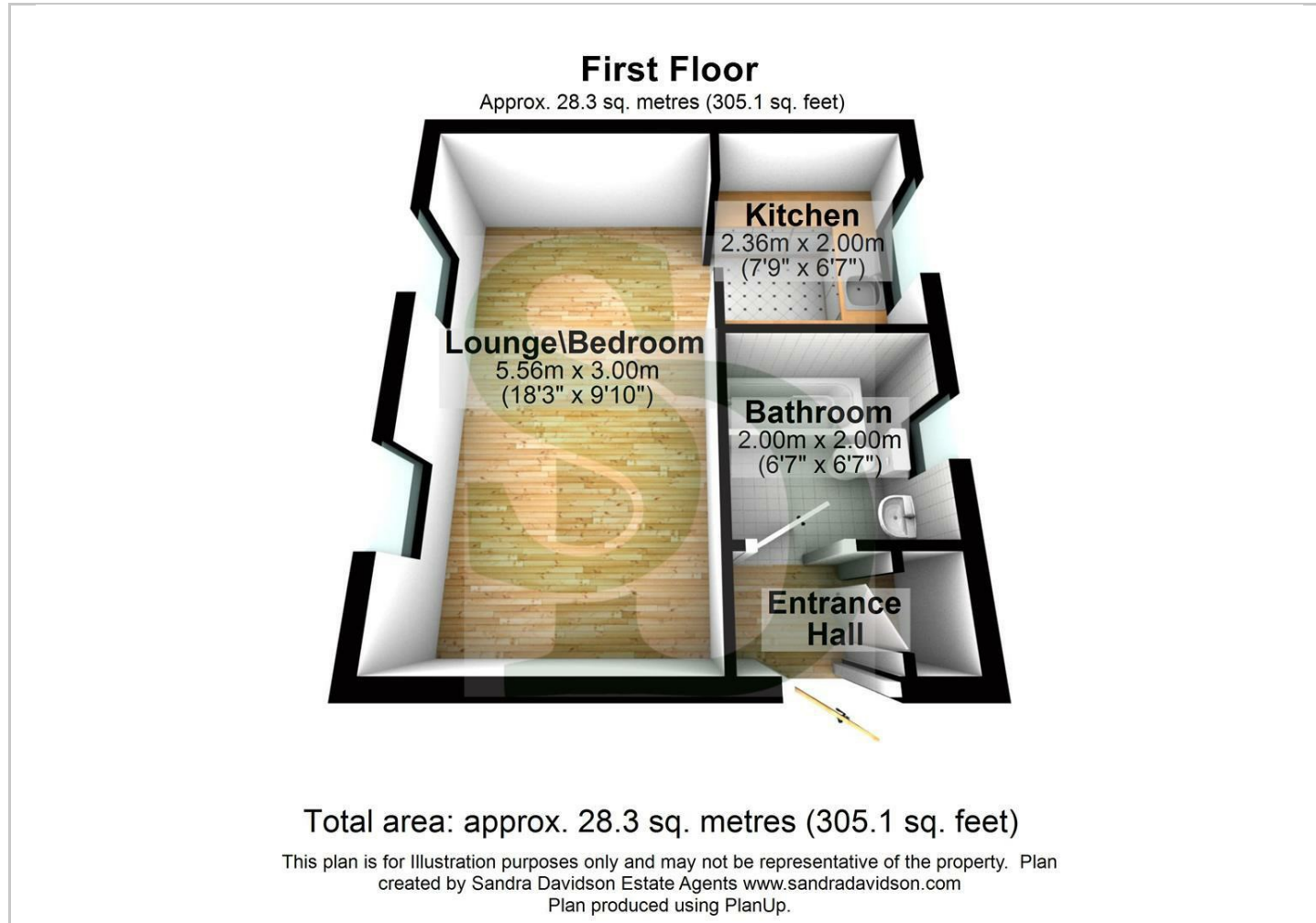


Directions





Floor Plans



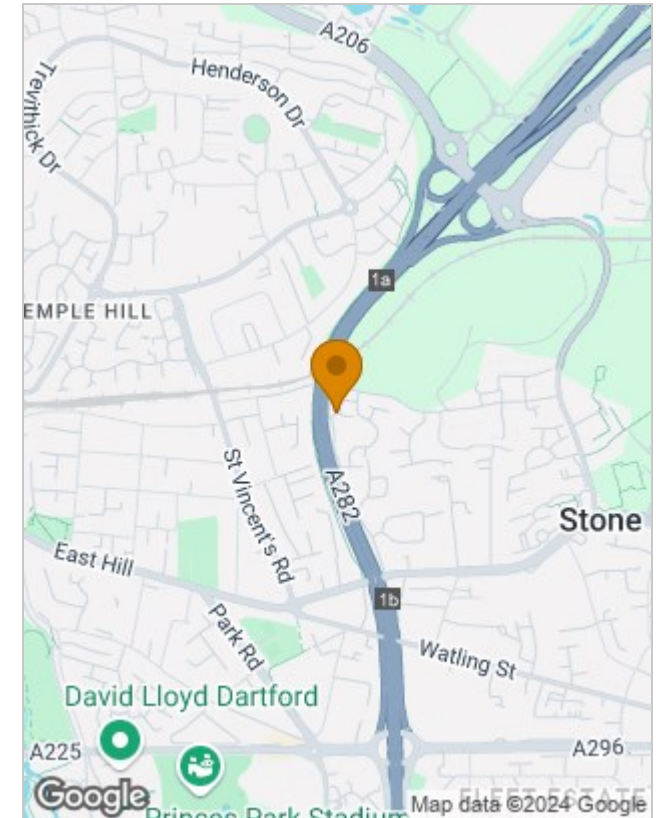
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	