



Hardwick Crescent, Dartford, DA2 6SF

Guide Price £120,000

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Dartford, DA2 6SF

- STUDIO FLAT
- 154 Year Lease - Peppercorn Ground Rent
- EPC RATING: 79C
- LONG LEASE
- c£1370 Service Charge PA

*** CHAIN FREE**

*****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:-

Local Authority: DARTFORD
Tax Band: B



ENTRANCE

Via communal front door into entrance hall with stairs to first floor, door to Flat into entrance hall with; laminate wood floor, light, telephone entry system, cupboard housing hot and cold water ranks, doors to:

LOUNGE/BEDROOM 18'3" x 9'10" (5.56m x 3.00m)
Two double glazed windows to flank, fitted carpet, storage heater, fitted carpet, ceiling lights, opening to:

KITCHEN 6'4" x 7'8" (2.36m x 2.00m)
fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer, four ring free standing cooker, space and services for washing machine and fridge freezer, extractor fan, light, double glazed window to flank,

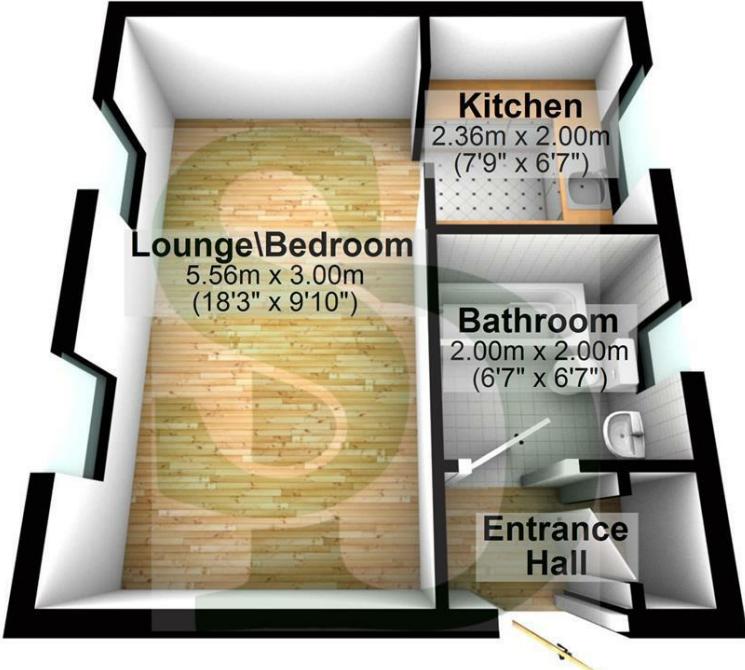
BATHROOM

Suite comprising; P-Shaped bathtub, low level WC, hand wash basin inset to vanity, 12v shaver socket, heated towel rail, laminate wood flooring, spotlights to ceiling, double glazed window to flank



Floor Plans

First Floor
Approx. 28.3 sq. metres (305.1 sq. feet)



Lounge\Bedroom
5.56m x 3.00m
(18'3" x 9'10")

Kitchen
2.36m x 2.00m
(7'9" x 6'7")

Bathroom
2.00m x 2.00m
(6'7" x 6'7")

Entrance Hall

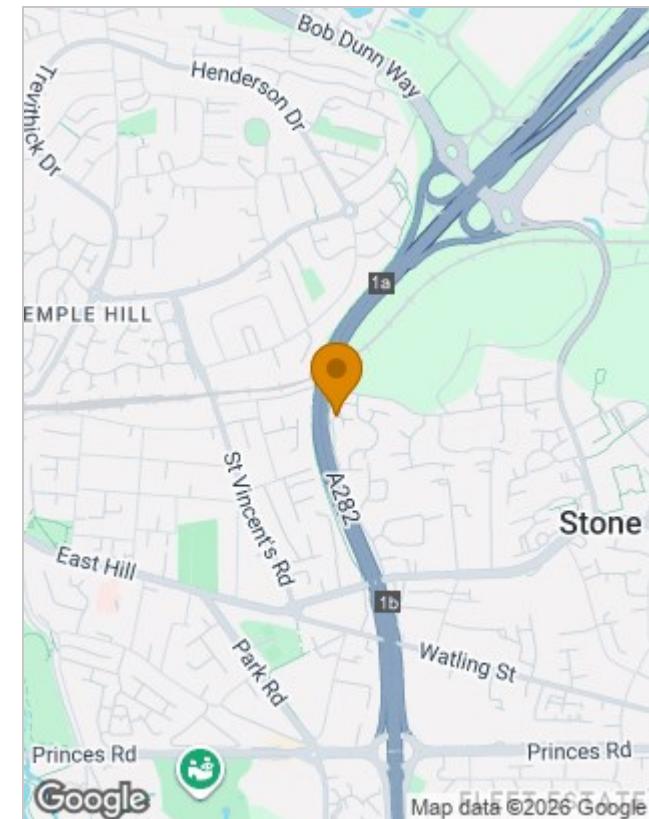
Total area: approx. 28.3 sq. metres (305.1 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradavidson.com
Plan produced using PlanUp.

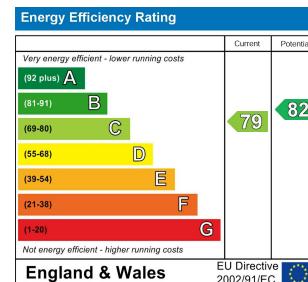
Viewing

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.

Location Map



Energy Performance Graph



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.