

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Apartment

Price Guide

£350,000

Located in

Dartford



[www.livermores.co.uk](http://www.livermores.co.uk)



# 12 West Wing Chapel Drive

Dartford DA2 6FH



GUIDE PRICE £350,000 TO £375,000... Nestled in Dartford's highly sought-after "The Residence" development, this splendid two-bedroom, two-bathroom flat with a roof terrace offers a harmonious blend of modern living and convenience. Located on the west wing of a stunning Grade II listed building, this property is perfect for those seeking comfort and style.

Upon entering, you will find two generously sized bedrooms, both with en-suite bathrooms featuring high-quality fixtures. The main bathroom (a jack and jill bathroom) includes a full bath, while the other en-suite bathroom offers a shower.

The heart of the home is a bright and open-plan living area designed for relaxation and entertaining alike. Large sash windows flood the space with natural light, creating an inviting atmosphere. The contemporary kitchen is fully fitted with integrated appliances, stylish cabinetry, and ample countertop space, making it ideal for culinary enthusiasts and social gatherings.

Step outside to discover a spacious roof terrace, your personal outdoor retreat. This area is perfect for enjoying beautiful sunsets, sipping morning coffee, or hosting alfresco dining with lovely views of the surrounding landscape. Additionally, the property includes two allocated parking spaces right outside the entrance, providing added convenience.

This flat is within close proximity of Stone Crossing Station, offering excellent transport links. With easy access to the M25/A2, commuting to London or exploring the surrounding areas is a breeze. Bluewater and Lakeside shopping centres are also a short drive away, ensuring you have everything you need.





# 12 West Wing Chapel Drive

£350,000 Leasehold



- GUIDE PRICE £350,000 - £375,000
- BEAUTIFULLY PRESENTED THROUGHOUT
- WITHIN CLOSE PROXIMITY OF STONE CROSSING STATION
- HIGH CEILINGS & CHARACTER FEATURES
- HEALTHY LEASE LENGTH
- TWO BEDROOM APARTMENT WITH TWO BATHROOMS
- TWO CAR PARKING SPACES - DIRECTLY OUTSIDE BUILDING ENTRANCE
- ROOF TERRACE
- POPULAR DEVELOPMENT
- COUNCIL TAX BAND 'D' EPC RATING 'B'





## Council Tax Band D

## Local Authority DARTFORD

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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