

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Flat

Price Guide

£275,000

Located in

Dartford



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65 Sherbourne Close

Dartford DA1 5WQ



Nestled in the desirable Sherbourne Close, Dartford, Livermores is delighted to present this beautifully appointed top-floor flat, perfect for those seeking a modern and comfortable living space. With a guide price of £275,000 to £300,000, this two double bedroom apartment is an exceptional find.

Upon entering, you are welcomed by a generous hallway that offers ample storage, leading you into the heart of the home. The open-plan kitchen-lounge is a standout feature, providing a bright and airy atmosphere that seamlessly connects to a delightful balcony. This outdoor space is ideal for unwinding with a book or enjoying a morning coffee while soaking up the sun.

The two spacious double bedrooms are perfect for relaxation, offering plenty of room for furnishings and personal touches. The charming bathroom adds to the appeal, ensuring convenience and comfort for residents.

Additionally, the property boasts a large shared roof terrace, an excellent area for family gatherings or summer barbecues, enhancing the communal living experience.

Conveniently located within walking distance to Dartford Station, this apartment offers excellent transport links, making it an ideal choice for commuters. With its modern features and prime location, this property is sure to attract interest from a variety of buyers. Don't miss the opportunity to make this lovely flat your new home.



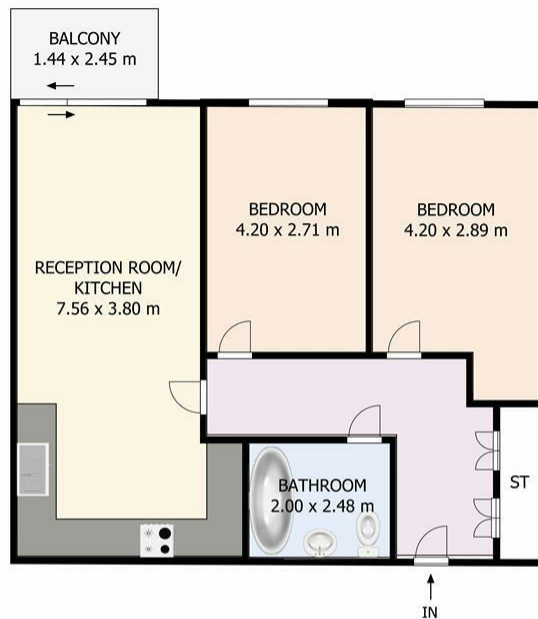
65 Sherbourne Close

£275,000 Leasehold



- GUIDE PRICE £275,000 - £300,000
- TOP-FLOOR APARTMENT
- ALLOCATED PARKING
- BEAUTIFUL BALCONY SPACE & SHARED ROOF TERRACE
- SIMILAR PROPERTIES REQUIRED
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO DARTFORD STATION & TOWN CENTRE
- HIGH-SPEC THROUGHOUT
- IDEAL FIRST TIME BUY/ INVESTMENT
- EPC - B, COUNCIL TAX BAND - D





Sherbourne Close Dartford DA1 5WQ

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

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) A		
(81-91) B	84	84
(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	

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