

LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

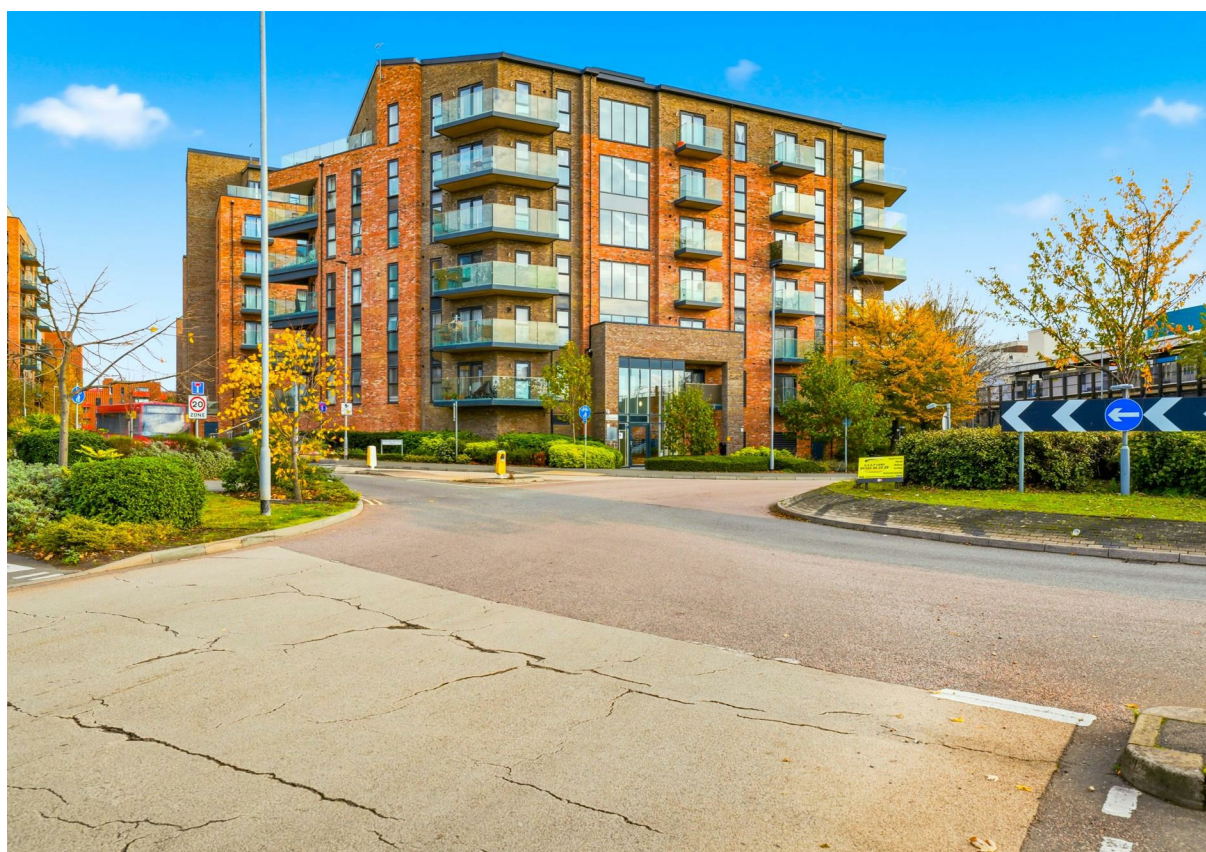
Flat

Price Guide

£230,000

Located in

Dartford



www.livermores.co.uk



115 Mill Pond Road

Dartford Kent DA1 5WU



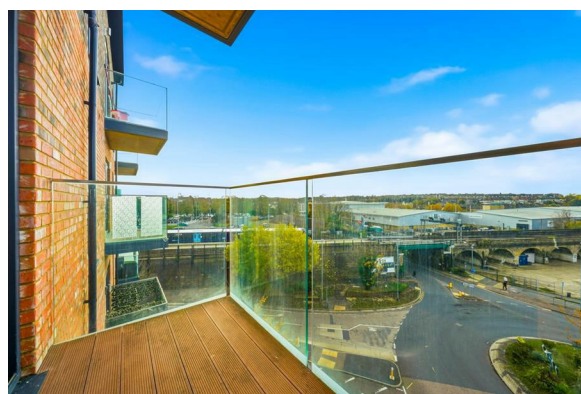
This well presented, modern fifth-floor apartment offers a delightful living space perfect for first-time buyers or investors. Spanning approximately 516 square feet, the property features one well-proportioned bedroom, a comfortable open plan living area with access to a balcony, and a modern bathroom, ensuring all your essential needs are met. The convenience of a lift servicing all floors adds to the appeal. Situated just a quarter of a mile from Dartford Station, this location is ideal for commuters, offering excellent transport links to London and beyond. The property has previously been rented for £1,275 per calendar month, highlighting its potential as a lucrative investment opportunity.

VIEWING RECOMMENDED



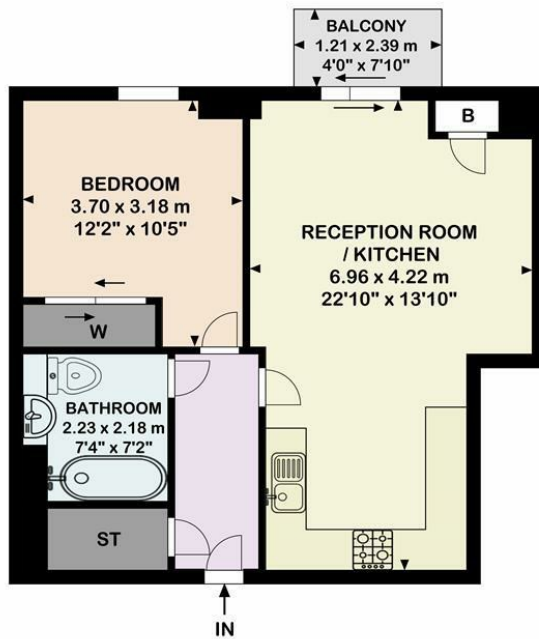
115 Mill Pond Road

£230,000 Leasehold



- GUIDE PRICE £230,000 - £250,000
- 5TH FLOOR WITH LIFT
- IDEAL FOR STATION
- BALCONY
- PREVIOUSLY LET FOR £1275pcm
- 1 BEDROOM MODERN APARTMENT
- NO CHAIN
- OPEN PLAN LIVING AREA
- LONG LEASE
- EPC RATING B COUNCIL TAX BAND C





The Marquess, DA1 5WU

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, shapes, compass bearing and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. www.airvideography.com

Council Tax Band C

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	86	86
(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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