

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Flat - First Floor

Price Guide

£250,000

Located in

Dartford



www.livermores.co.uk



59 Bow Arrow Lane

Dartford Kent DA2 6PA



GUIDE PRICE £250,000 TO £270,000... This beautiful first-floor flat features two well-proportioned bedrooms, including a master suite complete with ensuite shower room, ensuring privacy for the new owner. The open-plan reception room seamlessly connects to a PRIVATE BALCONY making it an ideal spot for morning coffee or evening unwinding. This property is particularly appealing for families, as it is ideally situated near GOOD LOCAL SCHOOLS, making the school run a breeze. Additionally, the flat comes with an allocated parking bay, a valuable asset and is OFFERED TO THE MARKET WITH NO ONWARD CHAIN. For those who require easy access to major transport links, this flat is superbly located for both the M25 and A2, making commuting to London and beyond a simple task, and is a short journey to BLUEWATER SHOPPING CENTRE with its excellent shopping facilities, array of bars & restaurants and multi screen cinema complex. VIEWING HIGHLY RECOMMENDED



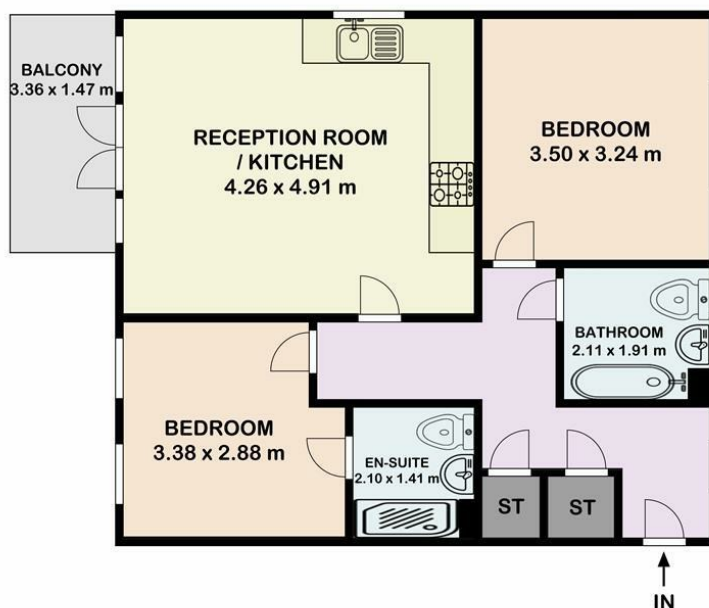
59 Bow Arrow Lane

£250,000 Leasehold



- GUIDE PRICE £250,000 TO £270,000
- 2 DOUBLE BEDROOMS
- FIRST FLOOR BALCONY FLAT
- SEPARATE BATHROOM
- ALLOCATED PARKING BAY
- NO ONWARD CHAIN
- ENSUITE TO MASTER BEDROOM
- OPEN PLAN RECEPTION ROOM
- GREAT FOR GOOD SCHOOLS
- EPC RATING B COUNCIL TAX BAND D





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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 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	83	83
(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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