



**Paddock Close, South Darenth, Dartford, Kent,
DA4**

**Offers in excess of:
£230,000**

Paddock Close, South Darenth, Dartford, Kent, DA4

This well-presented, ground floor flat is located in the heart of South Darenth – a sought after semi-rural, yet well-connected area.

Needing no immediate work, the flat is a fantastic option for first time buyers, investors or downsizers, with generous room proportions and the benefit of a garage en-bloc.

The flat boasts generous room proportions, as well as large windows for natural light, and plenty of internal storage/cupboards.

Comprising an entrance hallway, two double bedrooms, a stylish bathroom with shower-over-bath, WC and wash-hand basin, a well appointed lounge and a contemporary fitted kitchen.

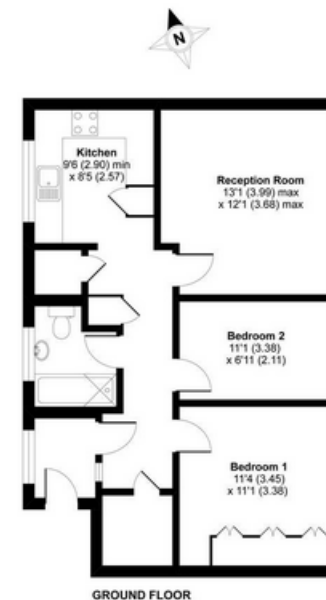
There are communal gardens to the rear, with plenty of on-street, unrestricted parking available to the front of the block.

The property is well connected to the towns of Dartford and Swanley, as well as the A2/M25 motorways.

Farningham Road and Longfield are the closest train stations, both of which offer regular, direct services to London. Dartford is within a 15 minute drive for those who may require more frequent services, or a greater selection of London terminals.

Within walking distance are a public house and a Co-Op convenience store, located at Esparto Way.

Tenure: Leasehold
Lease Length: Approx 157 years remaining
Ground rent: Peppercorn
Service charge: £1584pa (approx)
Council Tax Band: B



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Total Floor Area 62sqm (669sqft) approx.

This floor plan is for illustrative purposes only. Measurements and fixture layouts are approximate, and no reliance on their accuracy should be made. A visual inspection is always recommended.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.