



Hazell Holland are delighted to offer this two bedroom first floor flat situated in Dartford with walking distance to Dartford town centre and station. The property offer a spacious lounge, fitted kitchen with cooker, fridge/freezer, washing machine and dryer. Main bedroom with en-suite dressing room , bathroom and allocated parking. Available to move into straight away.

£1400 Per month



Kenwyn Road
Dartford
Kent
DA1 2TH

Communal Hallway

Entrance Hall

Laminate wood floor. Built-in storage cupboard.

Lounge

18'6 x 10'3 (5.64m x 3.12m)

Laminate wood floor.

Kitchen

8'6 x 7'5 (2.59m x 2.26m)

Tiled floor. Cooker with extractor fan. Fridge/freezer. Washing machine. Dryer.

Bedroom One

11' x 8'4 (3.35m x 2.54m)

Laminate wood floor.

Dressing Area

Hand wash basin. Fitted wardrobe with mirror sliding doors.

Bedroom Two

9'2 x 5'8 (2.79m x 1.73m)

Laminate wood floor. Fitted wardrobe.

Bathroom

7'7 x 6'7 (2.31m x 2.01m)

Laminate floor. Low level w.c. Pedestal hand wash basin.
Panel bath. Separate shower over bath.



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Situated in Kenwyn Road in Dartford, Hazell Holland offers this first floor purpose-built flat spanning an impressive 657 square feet. The property features a spacious 18' lounge, ideal for both relaxation and entertaining. The flat comprises of two bedrooms, including a master bedroom complete with a dressing area, providing ample storage and personal space.

The modern bathroom and a well-equipped kitchen, which includes a cooker, fridge/freezer, washing machine, and dryer, ensure that all your daily needs are met with ease. The flat is situated within walking distance of Dartford town centre and Dartford station, making it an excellent choice for commuters and those who enjoy the vibrancy of local amenities.

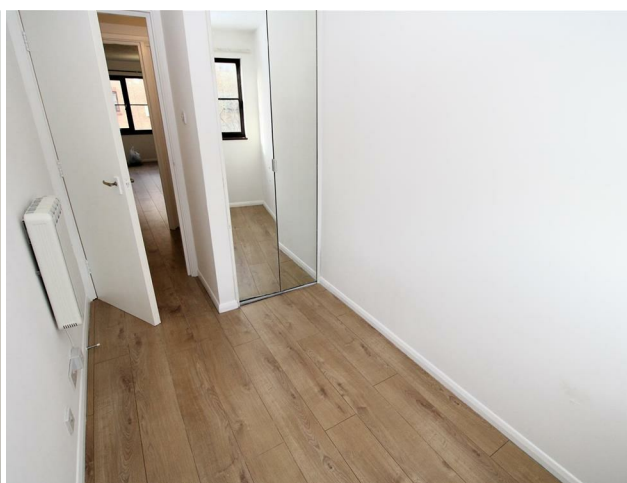
Additionally, the property boasts easy access to the renowned Bluewater shopping centre and is conveniently located near local schools, making it an ideal home for families..

This flat, built in 1985, is available for immediate occupancy, offering a wonderful opportunity for those seeking a comfortable and well-located home in Dartford. Don't miss the chance to make this delightful property your own.

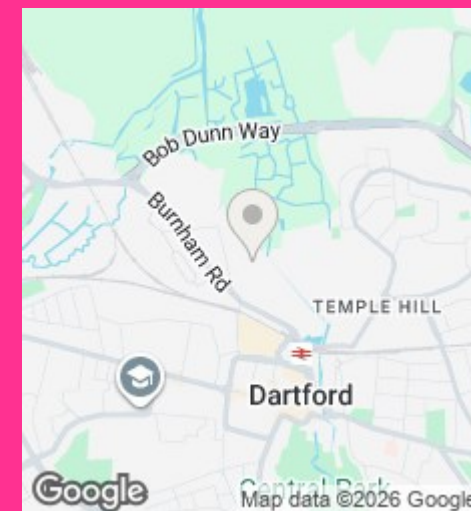
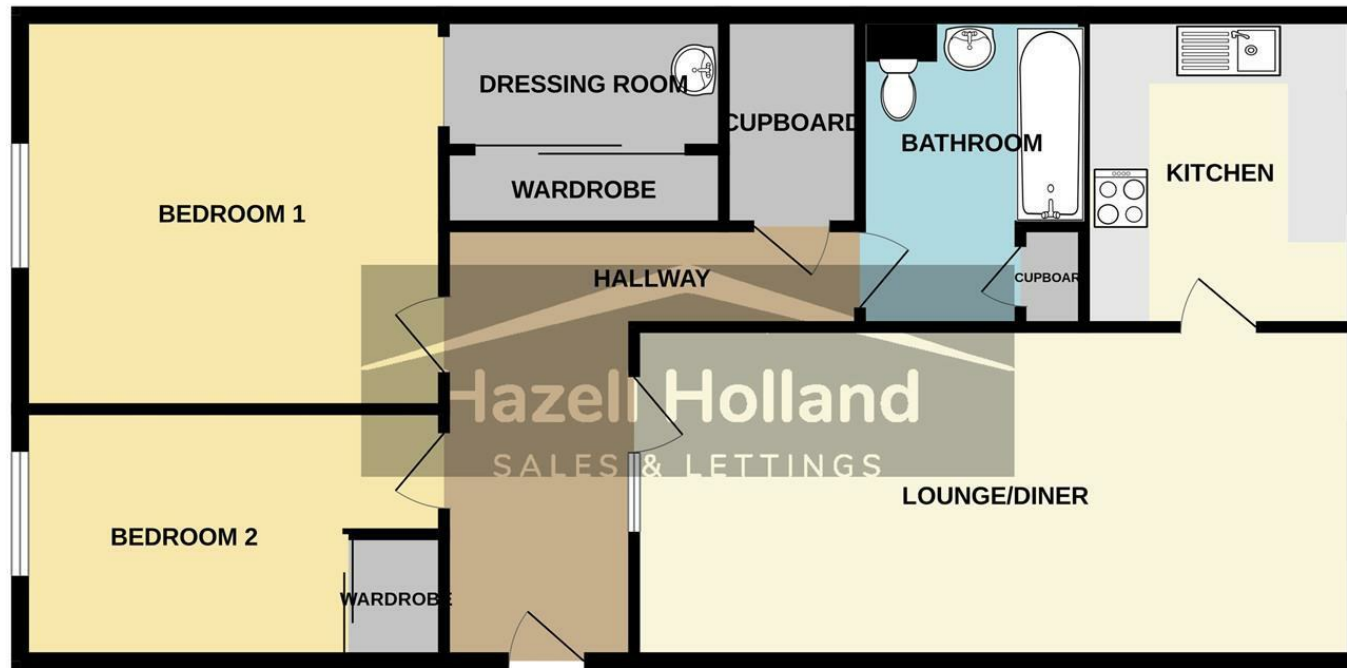
DEPOSIT - 5 WEEKS RENT £1,615.00

HOLDING DEPOSIT £323.00

PROSPECTIVE TENANTS WILL BE REQUIRED TO BE EARNING A MINIMUM TOTAL INCOME OF £42,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY. GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £50,400



FIRST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



CONTACT
93 Crayford Road
Crayford
Kent
DA1 4AS

E: info@hazell-holland.co.uk
T: 01322 907907
www.hazell-holland.co.uk

TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Hazell Holland
SALES & LETTINGS