



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£200,000**

**Leasehold**

2x  1x  1x 

**Patterson Court,  
Littlebrook Manorway,  
Dartford, Kent, DA1**

*Wards*  
Helping you move forwards



## Main features

- Delightful second floor flat
- Desirable separate kitchen
- Handy loft space and plenty of storage
- Lovely communal garden with personal storage shed and washing line
- Ideal for town centre, station and A2/M25 motorways

## Accommodation

### SECOND FLOOR

#### Hallway

Bathroom: 7'10 x 5'5 (2.39m x 1.65m)

Kitchen: 9'10 x 7'6 (3.00m x 2.29m)

Bedroom 1: 15'3 x 11'9 (4.65m x 3.58m)

Lounge: 15'2 x 13'11 (4.63m x 4.24m)

Bedroom 2: 13'0 x 8'5 (3.97m x 2.57m)

### OUTSIDE

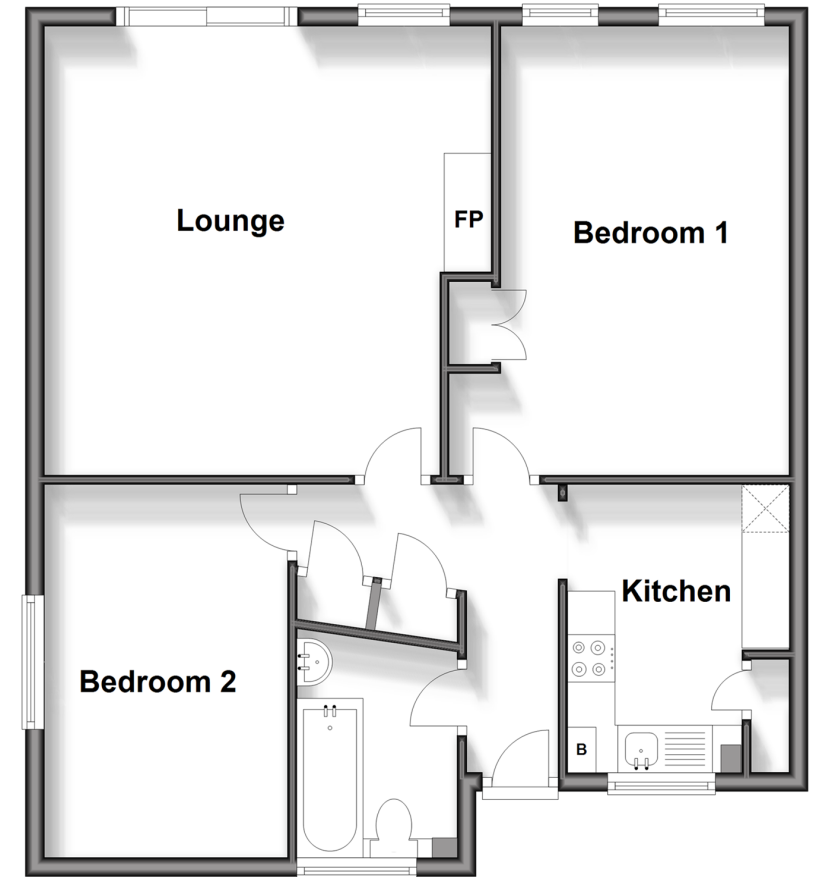
- Residents Permit Parking
- Communal Garden
- Shed

**Call Dartford - 01322 288211 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

## Second Floor

Approx. 65.9 sq. metres (709.4 sq. feet)



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