



## Salmon Road

Dartford, DA1 5JB

Offers Over £200,000



- BRAND NEW LEASE on completion
- Large loft
- Residents swing-park
- Perfect for FTB or Investment
- EPC Rating: D

- 2 Bedroom Apartment
- Residents parking
- Popular quiet location
- Floor Area 516 sq ft
- Call Hunters To View

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Offers Over £200,000



**\*\* £205,000 - £215,000 WITH LEASE EXTENSION ON COMPLETION \*\***

**\*\* POSSIBLE LOWER SALE PRICE WITHOUT THE LEASE EXTENSION \*\***

Nestled in the tranquil residential area of Salmon Road, Dartford, this charming two-bedroom second-floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property is being sold with a brand new lease upon completion, ensuring peace of mind for the new owner.

The flat boasts a well-proportioned lounge that invites relaxation, complemented by a functional kitchen. Both bedrooms are generously sized, providing ample space for comfort and personalisation. Additionally, the property benefits from internal storage, making it easy to keep your living space tidy and organised.

Surrounded by delightful residents' gardens and a children's swing park, this home is ideal for families and those who appreciate a community atmosphere. The location offers a serene environment, away from the hustle and bustle of the busy town centre, yet still provides convenient access to local amenities.

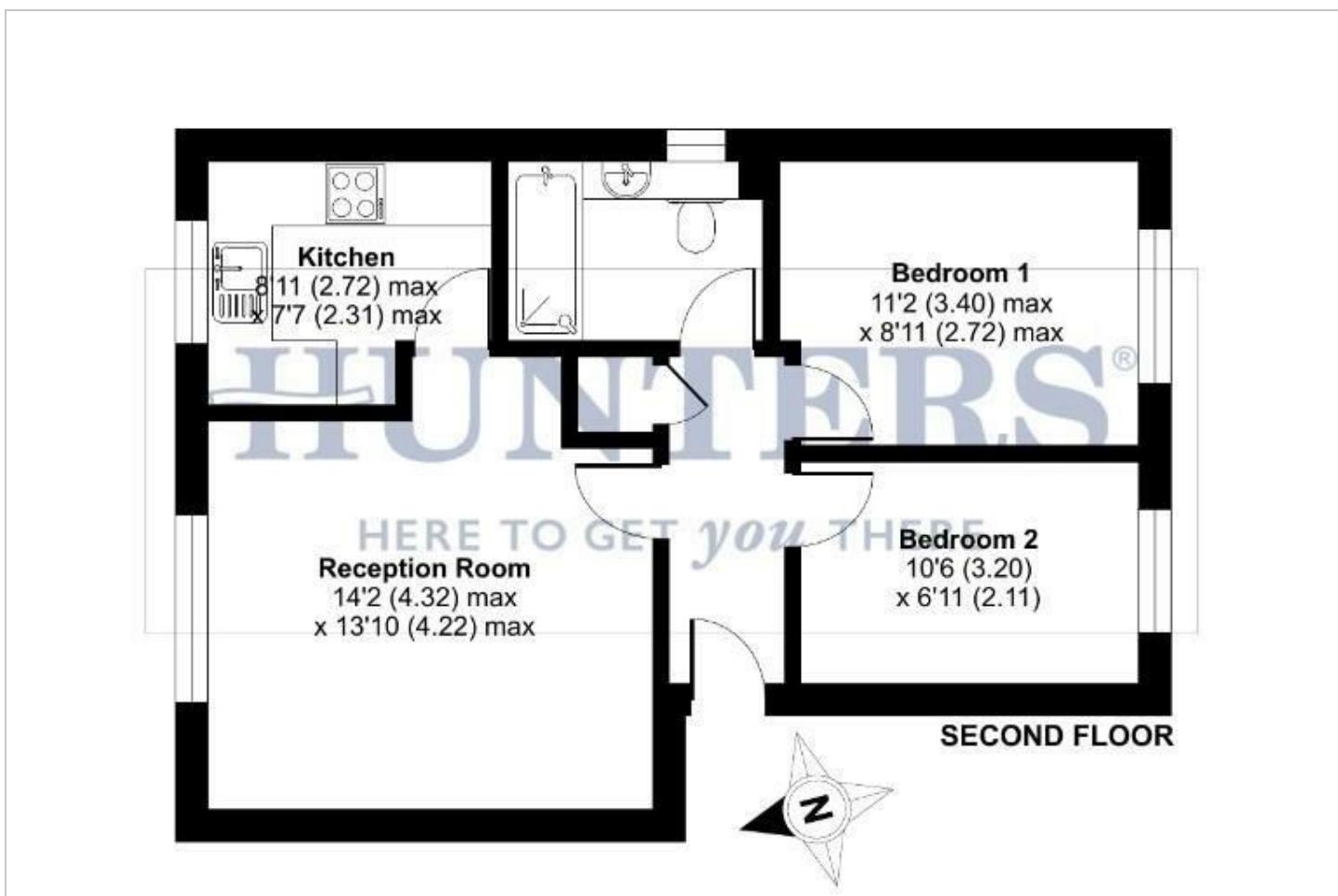
Parking is plentiful, adding to the appeal of this lovely flat. If you are seeking a peaceful retreat in a popular area, this property on Salmon Road is certainly worth considering. Don't miss the chance to make this charming flat your new home- whether first-time-buyer or investor!

Call Hunters to View!

Tel: 020 8304 1000

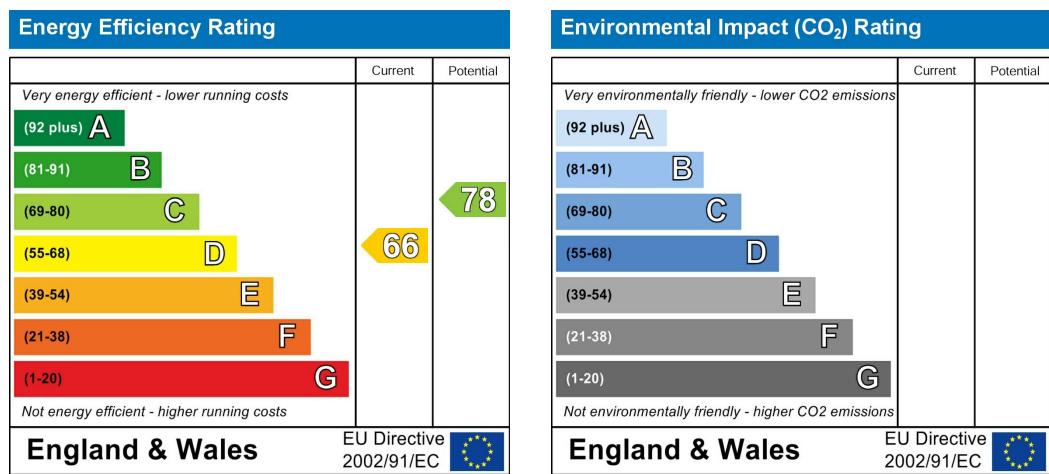


## Floorplan





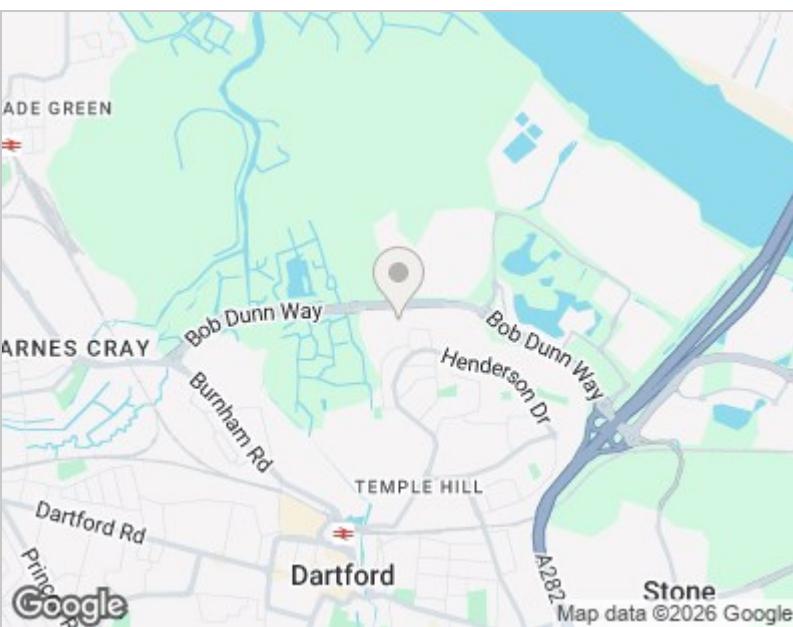
## Energy Efficiency Graph



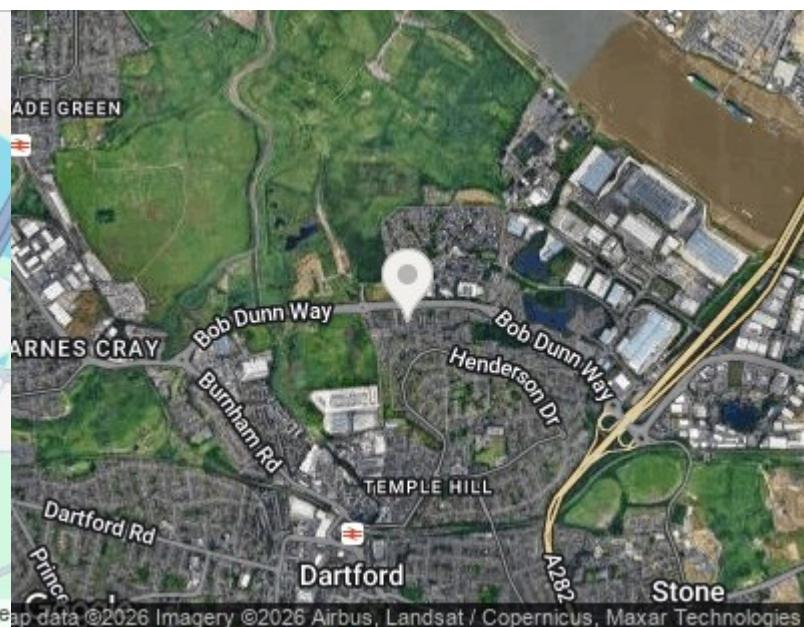
## Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



# HUNTERS®

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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