



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 81 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Wilmington House, Church Walk, Wilmington, Dartford,
Kent, DA2 7EX
Price: £299,995

Park Estates are delighted to offer onto the market this well presented two double bedroom first floor apartment, which forms part of a sought after gated development. Located in the popular village of Wilmington, this luxury apartment offers spacious living accommodation comprising of entrance hall, two double bedrooms, bathroom and an open plan fitted kitchen / living area. Benefits to note include sash windows, gas central heating, entry phone, security alarm system, secure allocated parking and communal gardens. Viewing really is a must to fully appreciate this excellent apartment.

Ref: BX1111125

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Hall

Wood flooring. Coving. Spotlights.
Radiator. Wall mounted entry phone.
Storage cupboard.

Reception Room / Kitchen

21' 6" x 12' 8" (6.55m x 3.86m) Wood flooring. Three single glazed sash windows to rear with secondary glazing. Two radiators. Coving. Spotlights.

Kitchen

Range of wall and base units. Gas hob. Electric double oven. Extractor hood. Double inset sink, drainer and mixer taps. Integrated dishwasher. Fridge freezer. Part tiled walls. Integrated washing machine.

Bedroom 1

11' 9" x 10' 8" (3.58m x 3.25m) Carpet. Secondary glazed sash window to rear. Radiator. Fitted wardrobes. Coving.

Bedroom 2

11' 7" x 10' 7" (3.53m x 3.22m) Fitted wardrobes. Carpet. Two secondary glazed sash windows to side. Radiator. Coving.



Bathroom

Vinyl flooring. Part tiled walls. Panelled bath with shower. Low level wc. Wash hand basin in vanity unit. Heated towel rail. Coving. Spotlights. Extractor fan.

Parking

One parking space and visitor's parking space.

Maintenance Charges

£160 per month.

Ground Rent

£200 per year.

Council Tax

Band C.

