



**Hyde Grove, Dartford**

**£1,400 PCM**

  
**MARTIN&CO**



Hyde Grove, Dartford

Apartment  
2 Bedrooms, 2 Bathroom

£1,400 PCM

- URBAN HIGH DEMAND LOCATION
- TWO WELL PROPORTIONED BEDROOMS
- ONE FAMILY BATHROOM & ONE EN-SUITE
- FTTC BROADBAND CONNECTION WITH POTENTIAL FOR SUPERFAST BROADBAND SPEEDS
- NEAR PARKS AND THE DARTFORD TUNNEL
- SECURE ENTRY SYSTEM
- BALCONY
- ONE ALLOCATED PARKING SPACE
- NO DEPOSIT OPTION AVAILABLE
- AVAILABLE FROM LATE APRIL/EARLY MAY 2025

This superb two-bedroom, two-bathroom flat in a high-demand urban area offers energy efficiency, excellent connectivity with potential for superfast broadband, and convenient access to parks and key locations, featuring a secure entry system, private balcony, and parking, all ready for occupation.

NO DEPOSIT SCHEME AVAILABLE

AVAILABLE FROM LATE APRIL/EARLY MAY 2025

If you would like to arrange a viewing for this property, please submit an online enquiry to us via this website using the 'email agent' or 'request details' button.



We are thrilled to present this superb flat available To Let, located in an urban area of high demand. This property is in good condition, boasting a favourable EPC rating of B signifying its energy efficiency.

The flat comprises two well-proportioned bedrooms and two bathrooms (one family bathroom and one en-suite), perfect for a small family or professionals seeking additional space. The property also features a single reception room, offering a comfortable space for relaxation or entertaining guests. The open plan kitchen is well-equipped, ready to cater to your culinary needs.

One of the standout features of this property is the remarkable connectivity it offers. The internet

connection is FTTC (Fibre to the Cabinet), providing superfast broadband with maximum download speeds of 80Mb and upload speeds of 20Mb. Mobile connections are excellent with EE, Three, O2, and Vodafone providing good coverage.

The property is located near several parks, perfect for outdoor enthusiasts or families with children. It's also conveniently near the Dartford Tunnel, helping to reduce commuting times.

The property's unique features include a secure entry system for added safety, a private balcony offering a fantastic outdoor space, and parking facilities.

This property falls under Council Tax Band D and is





ready for occupation. A perfect blend of comfort, convenience, and connectivity, this property is waiting for you to make it your home.

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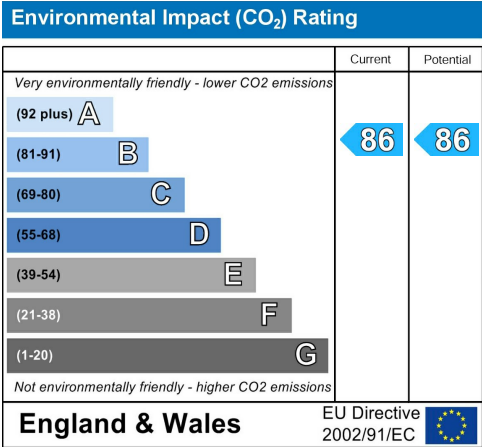
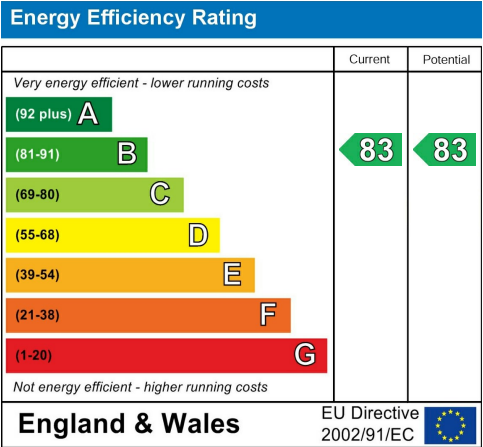
Please note, once your application is accepted by the Landlord, a holding deposit equivalent to one week's rent is due to commence referencing.

Reception Room/Kitchen  
23'5" x 12'6"

Bedroom 1  
19'2" x 8'1"  
  
Bedroom 2  
11'10" x 9'7"

Bathroom  
6'10" x 5'6"

En-Suite  
4'3" x 4'0"



### Background User

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.