

**SELLING & RENTING  
HOMES**  
— Since 2005 —



**LAND ESTATES**  
SALES, LETTINGS & MANAGEMENT



## **RAINBOW VILLAS DARTFORD**

**LEASEHOLD**  
**£240,000**

- Two bedroom apartment.
- En-suite shower room.
- Allocated parking.
- Lease length - 113 years
- Annual ground rent - £130 per year
- Great internal condition.
- Private balcony.
- Bridge Development.
- Annual service charge - Approx £1600 per year

Guide price - £240k - £250k

Land Estates are delighted to present this two bedroom apartment located on the popular Bridge Development in Dartford.

This apartment has been kept to an amazing standard and needs little to no internal works.

The apartment itself can be accessed via a security entry system. The communal area, in keeping with the apartment is immaculate - you can tell that the other residents take great pride in where they live.

You can reach the apartment via the lift, which serves all floors or there is also the option of taking the stairs.

Once inside the apartment you will be met with an attractive and homely hallway which flows throughout the apartment. The property consists of two double bedrooms. The master bedroom is a great size and benefits from an en-suite shower room. The second room is also a fantastic size and can easily fit a double bed. The bathroom is also a generous size and is in fantastic condition.

The open-plan kitchen and living area are a wonderful size - Again the living area is more than capable of being home to an array of furniture. The kitchen is has plenty of wall and base units to make good use off. This apartment also has the added attraction of a private balcony, which is ideal in the summer months to sit and unwind.

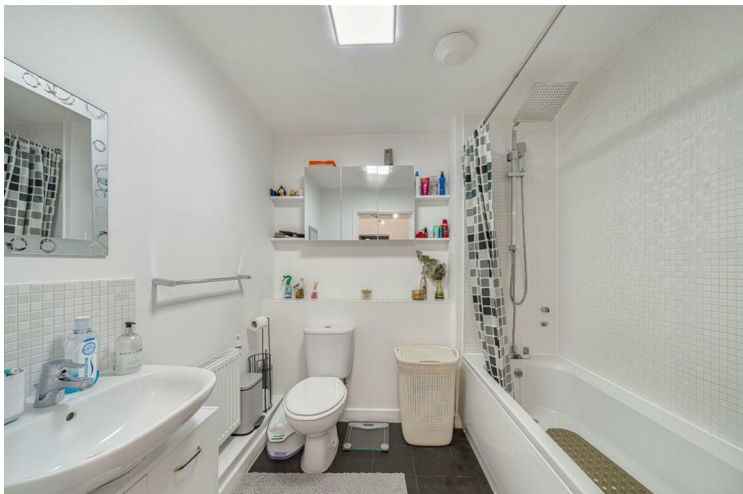
The property also benefits from allocated parking.

The development has some incredible benefits - with its own shops and primary school. It also benefits from "pocket parks" which are dotted around the development for all the residents to enjoy giving it a real sense of community. Although a large development it is also extremely peaceful.

Living on this development provides easy access to the Fast Track bus which comes every ten minutes. The stops include Dartford Train Station, Greenhithe Train Station and Bluewater Shopping Centre. Local residents also get a discount when using the Dartford Crossing.

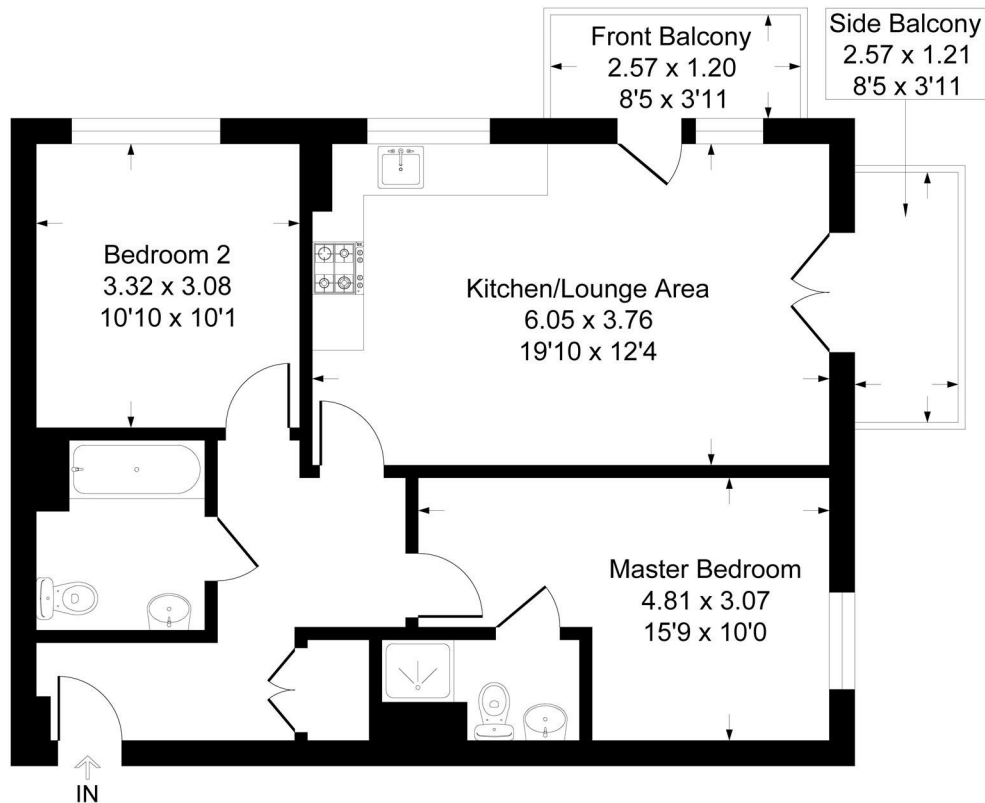
Please contact Land Estates to arrange a viewing.





# Rainbow Villas, Lady Jane Place, DA1

Approximate Gross Internal Area 64.7 sq m / 697 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
**Produced By Planpix**



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   | 83                         | 83        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             |                            |           |
|                                             | EU Directive<br>2002/91/EC |           |

**EPC Rating: B**     **Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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