

**SELLING & RENTING  
HOMES**

— Since 2005 —



**LAND ESTATES**

SALES, LETTINGS & MANAGEMENT



## **121 WILLIAM MUNDY WAY DARTFORD**

**LEASEHOLD**

**£360,000**

- Two bedroom apartment.
- Chain free.
- Two allocated parking spaces.
- Walking distance to Dartford Train Station and Town Centre.
- Service charge - Approx £1566 per year
- Top floor.
- Huge balcony.
- En-suite shower room.
- Lease length - 992 years
- Ground rent - £350 per year



## CHAIN FREE!

Land Estates are delighted to introduce this spacious, top floor apartment located on the popular Langley Square development.

Offering 766 sq ft in total plus a huge balcony that stretches across the length of the entire apartment.

This apartment boasts modern and stylish living space, with good size hallway and large storage cupboard, open plan kitchen and living area, two spacious double bedrooms, luxury en-suite shower room to the master and a modern family bathroom. The master bedroom has integrated wardrobes.

The apartment also benefits from two allocated parking spaces and a lift to all the floors.

William Mundy Way is situated in the sought-after town of Dartford, Kent. Inside the M25 motorway and just 30-40 minutes into central London, Langley Square will be ideal for families and couples wanting an easy commute.

Dartford Town Centre, Dartford Train Station and a variety of schools are all within walking distance.

Lease length - 992 years

Service charge - Approx £1566 per year

Ground rent - £350 per year

Please contact Land Estates to arrange a viewing.

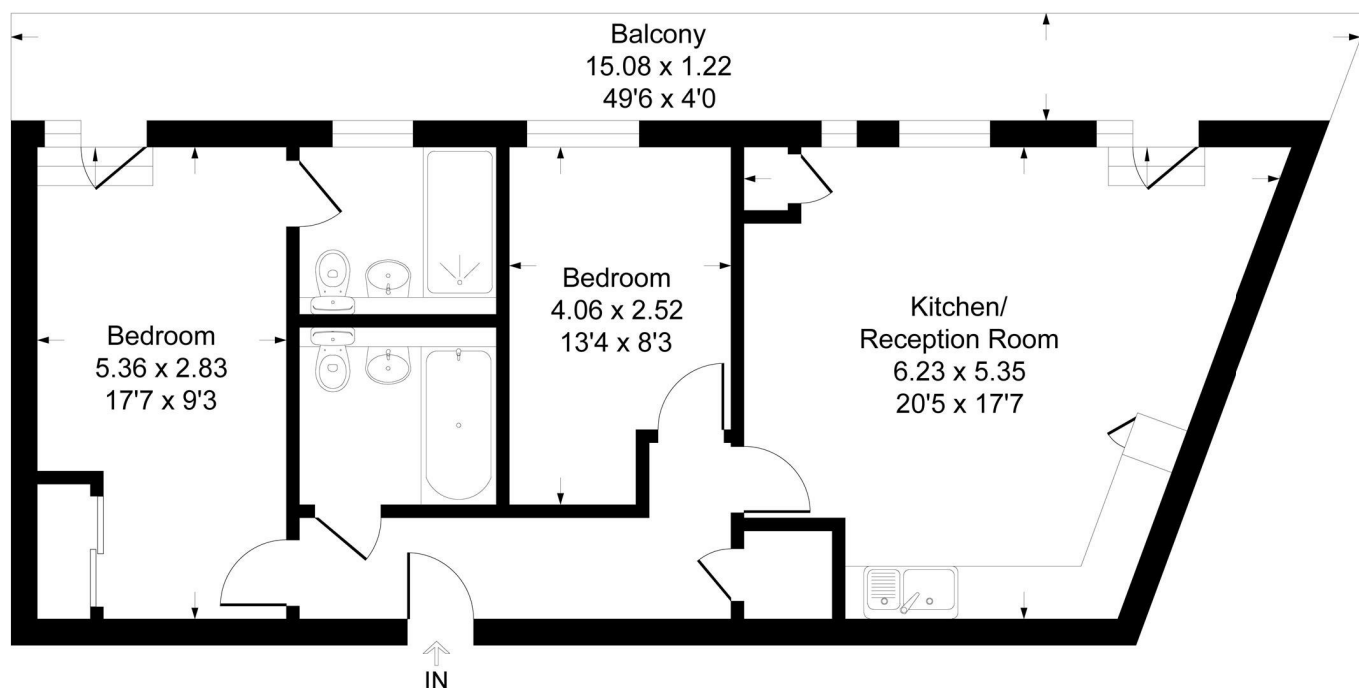






# William Mundy Way, DA1

Approximate Gross Internal Area 71.1 sq m / 766 sq ft



## Sixth Floor



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) <b>A</b>	<b>84</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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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