



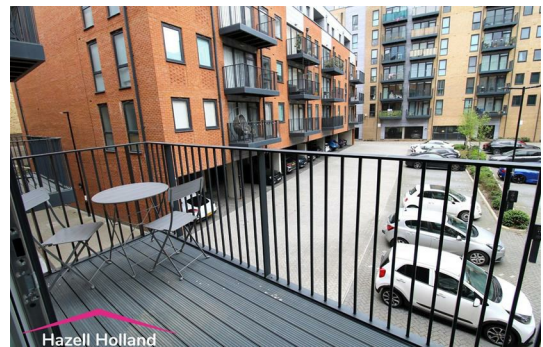
Hazell Holland



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Located in the heart of Dartford town centre with all amenities close on hand is this stunning 1 bedroom furnished first floor floor available for immediate move. Benefits include a balcony, fitted kitchen, modern bathroom and double bedroom with fitted wardrobes.



**Brewers Square
Dartford
Kent
DA1 1AY**

SUMMARY

Hazell Holland offer in the heart of Dartford, this modern flat at Brewers Square offers the perfect modern day living experience. Built in 2022, this purpose-built property spans an impressive 538 square feet, providing ample space for a single occupant or a couple.

The flat features a well-designed reception room that seamlessly integrates with the kitchen area, creating an inviting space for both relaxation and entertaining. The kitchen is equipped with a built-in oven, hob, extractor fan, and an integrated fridge/freezer, ensuring that all your culinary needs are met with ease.

The property boasts one spacious bedroom and a stylish bathroom, making it ideal for those seeking a low-maintenance lifestyle without compromising on quality. The location is particularly advantageous, as it is within walking distance to Dartford town centre, offering a variety of shops, pubs, and restaurants. Additionally, the nearby Dartford Park provides a lovely green space for leisurely strolls.

Transport links are excellent, with easy access to Dartford Station, making commuting to London and beyond a breeze. Furthermore, the renowned Bluewater shopping centre is just a short drive away, providing a wealth of retail and dining options.

This flat is an excellent opportunity for anyone looking to enjoy modern living in a vibrant area. With its prime location and contemporary features, it is sure to attract interest from prospective renters.

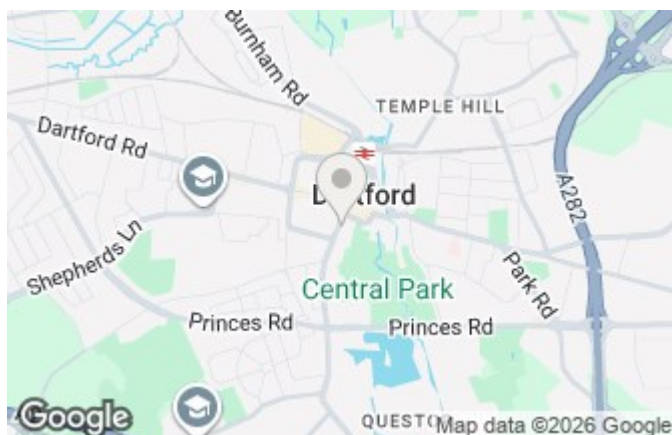
DEPOSIT - 5 WEEKS RENT £1,730.00

HOLDING DEPOSIT £346.15

PROSPECTIVE TENANTS WILL BE REQUIRED TO BE EARNING A MINIMUM TOTAL INCOME OF £45,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY. GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £54,000

All descriptions, dimensions, references to condition, and other details are provided in good faith and are believed to be correct at the time of publication. However, they do not constitute part of any offer or contract. Prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. No person in the employment of Hazell Holland has any authority to make or give any representation or warranty in relation to this property.

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 2002/91/EC	



£1,500 Per month

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