

LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Apartment

Offers In The Region Of

£195,000

Located in

Dartford



www.livermores.co.uk



37 Eton Way

Dartford DA1 5HL



Nestled in a tranquil residential cul-de-sac in Dartford, this charming one-bedroom flat offers a delightful living experience in a modern setting. Situated on the first floor of a small, purpose-built block, the property is well-presented and designed for comfortable living.

The property boasts a spacious lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The flat features a good-sized bedroom, ensuring ample space for rest and personal belongings. The kitchen is functional and well-equipped, making meal preparation a breeze. Additionally, the bathroom is conveniently located, catering to all your daily needs.

This property benefits from electric heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. The location is particularly advantageous, with Dartford mainline train station just a short distance away, providing excellent transport links for commuters. The M25 and A2 are easily accessible, making travel to surrounding areas straightforward.

Dartford Town Centre is within walking distance, offering a variety of shops, cafes, and amenities to cater to your everyday needs. For those who enjoy shopping, both Bluewater and Lakeside shopping centres are also within easy reach, providing a wide range of retail options.

This flat is an ideal choice for first-time buyers or those looking to downsize, combining comfort, convenience, and a peaceful setting. Don't miss the opportunity to make this lovely property your new home.



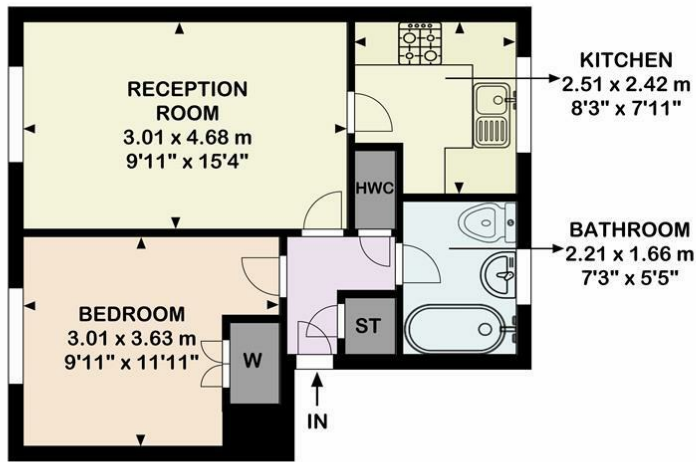
37 Eton Way

£195,000 Leasehold



- OFFERS IN THE REGION OF £195,000
- FIRST FLOOR, SMALL MODERN BLOCK
- CHAIN FREE!
- PRIVATE CUL-DE-SAC LOCATION
- SIMILAR PROPERTIES REQUIRED
- ONE BEDROOM APARTMENT
- CLOSE PROXIMITY TO DARTFORD STATION
- WELL-MAINTAINED BY VENDOR
- GREAT LOCATION FOR DARTFORD TOWN CENTRE
- COUNCIL TAX BAND 'C', EPC RATING 'D'





Ground Floor

Eton Way, DA1

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

Council Tax Band C

Local Authority DARTFORD

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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