

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



**LAND ESTATES**  
SALES, LETTINGS & MANAGEMENT



## **WAID CLOSE DARTFORD**

**£900 Per Month**

- Private room to rent.
- Newly renovated.
- Walking distance to Dartford Town Centre.
- All bills included apart from the electric bill.
- Fully furnished.
- Walking distance to Dartford Train Station.

## MODERN ROOM TO RENT- MOST BILLS INCLUDED!

Land Estates is absolutely thrilled to present this stunning, spacious studio available for rent on Waid Close in Dartford! Perfect for professionals looking for both comfort and convenience, this space has been recently refurbished to a high standard, making it the ideal retreat after a busy day.

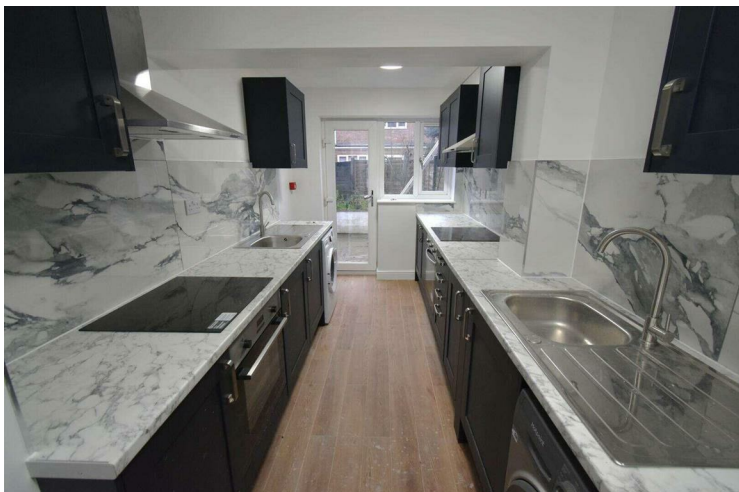
Step inside and be captivated by the modern and fresh decor that creates a warm and inviting atmosphere. The room boasts a cosy double bed, stylish wardrobe, modern table and chairs, and a chest of drawers — everything you need for a comfortable lifestyle!

Plus, enjoy the added luxury of your well-equipped kitchenette featuring sink, cupboard and fridge/freezer!

The location couldn't be better! With Dartford Town Center and Dartford Station just a quick 10-minute walk away, you'll have everything you need at your fingertips—perfect for commuters seeking practicality!

Don't let this amazing rental opportunity slip away! Contact Land Estates NOW to schedule a viewing!

### Room 1







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 70      |                         |
| (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 |

**EPC Rating: C      Council Tax Band: C**

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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