

Your Wisest Move

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Independent Estate Agents



First Steps...

Kirby Road, Dartford

Offers in the Region of £175,000

LEASEHOLD (85 YEARS)

Chain-Free and welcomed to the market is this well-presented One Bedroom Apartment. Boasting spacious living throughout alongside a Rear Garden, this property further benefits from its prominent location and close proximity to all nearby amenities including; Bluewater Shopping Centre, Darent Valley Hospital, Dartford Train Station, and a variety of local schools. Early viewing comes highly recommended! EPC Rating 57 D

FEATURES INCLUDE:

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| ☒ Spacious One Bedroom Apartment | ☒ Fantastic Investment Opportunity! |
| ☒ Chain Free! | ☒ Close to Bluewater |
| ☒ Garden | ☒ Easy Access to M25 / A2 |

REF: 10651

0208 090 5959
www.Wisdom-Estates.co.uk

The accommodation comprises:

ENTRANCE HALL The Entrance Hall welcomes you into this property via the feature front door, and further benefits from a wall-mounted radiator, alongside fitted carpet laid throughout.

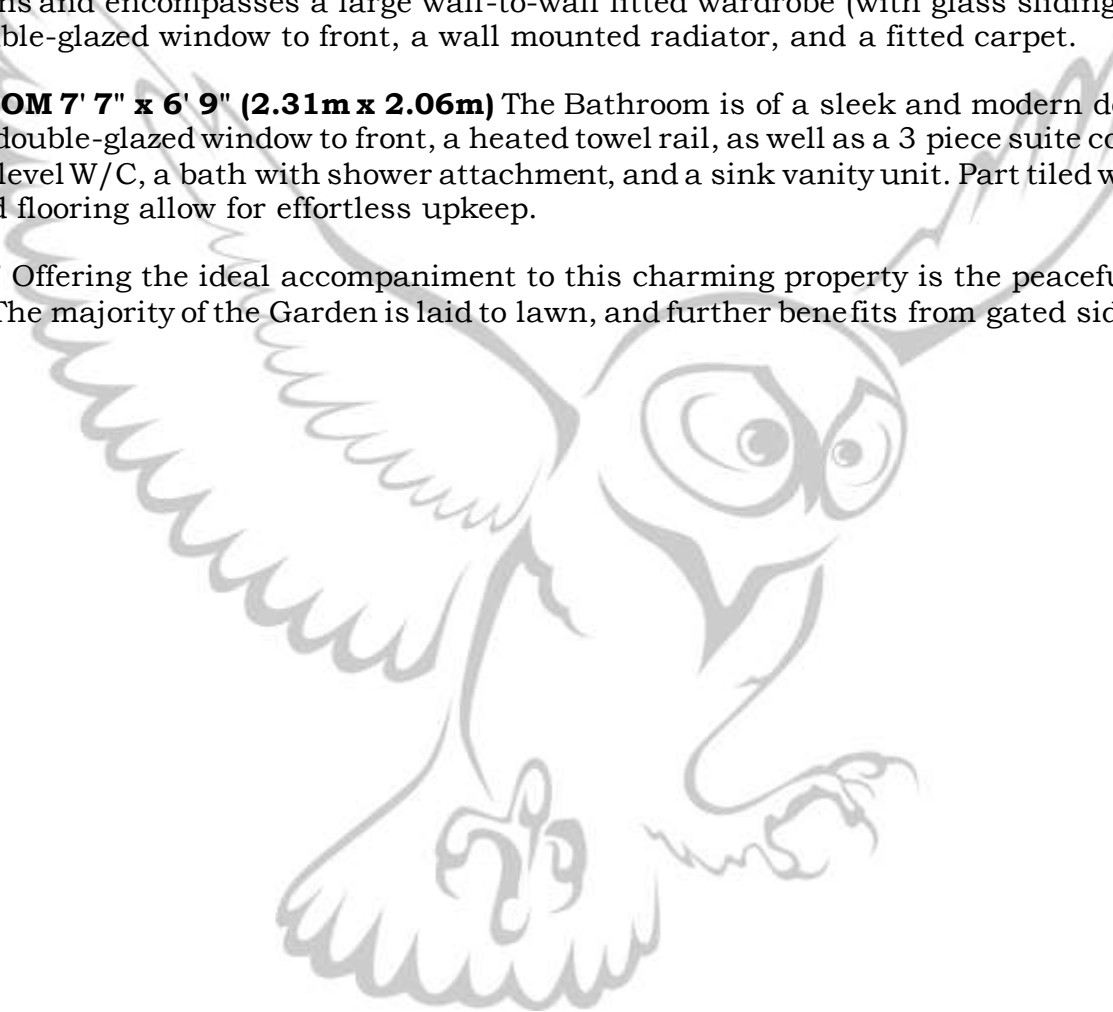
LIVING ROOM 11' 5" x 12' 3" (3.48m x 3.73m) The Living Room is the perfect space in which to sit back, relax and unwind. Boasting a large double-glazed window to front (which allows for an abundance of natural light throughout), a wall-mounted radiator, and a fitted carpet.

KITCHEN 9' 9" x 6' 4" (2.97m x 1.93m) The Kitchen encompasses an array of matching wall and base units (with worktops over), a sink and drainer unit (with mixer taps), an electric oven and hob (with overhead extractor), alongside ample space for a fridge/freezer, as well as plumbing for a washing machine. A double-glazed window to front, a 'Worcester' boiler, alongside part-tiled walls and tile-effect flooring provide the finishing touches.

MASTER BEDROOM 10' 4" x 10' 3" (3.15m x 3.12m) The Master Bedroom is of generous proportions and encompasses a large wall-to-wall fitted wardrobe (with glass sliding doors), a large double-glazed window to front, a wall mounted radiator, and a fitted carpet.

BATHROOM 7' 7" x 6' 9" (2.31m x 2.06m) The Bathroom is of a sleek and modern design and boasts a double-glazed window to front, a heated towel rail, as well as a 3 piece suite comprising of; a low-level W/C, a bath with shower attachment, and a sink vanity unit. Part tiled walls, and fully-tiled flooring allow for effortless upkeep.

GARDEN Offering the ideal accompaniment to this charming property is the peaceful Rear-Garden, The majority of the Garden is laid to lawn, and further benefits from gated side-access.



Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

Viewing

Wisdom Estates – Sidcup – 0208 090 5959 / Dartford – 01322 272 144

