



**Guide Price**  
**£220,000**

**Leasehold**

2x  1x  1x 

**Stokesay Court, Grange  
Crescent, Dartford,  
Kent, DA2**

*Wards*  
Helping you move forwards



## Main features

- Delightful ground floor flat on popular 'Bow Arrow' development
- Handy allocated parking space
- Desirable new lease and peppercorn ground rent
- "Outstanding" primary school just a short walk away
- Ideal for A2/M25 motorways and reduced rate "Dart-Tag" as well as Dartford rail station

## Accommodation

### GROUND FLOOR

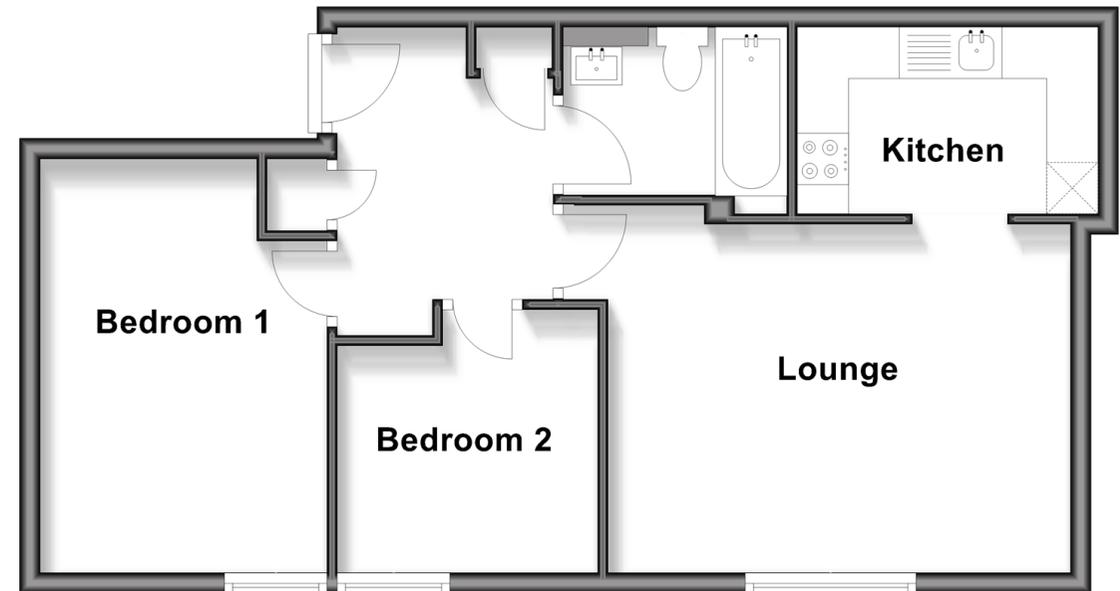
Entrance Hallway  
 Bedroom 1 : 13'2 x 9'1 (4.02m x 2.77m)  
 Bedroom 2 : 8'5 x 8'3 (2.57m x 2.52m)  
 Lounge: 18'1 x 11'6 (5.52m x 3.51m)  
 Kitchen: 10'3 x 6'0 (3.13m x 1.83m)  
 Bathroom: 7'3 x 5'11 (2.21m x 1.80m)

### OUTSIDE

Allocated Parking Space

## Ground Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



Call Dartford - 01322 288211 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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