ATTWOOD
REAL ESTATE

12 Rosedene Court, Dartford, Kent DA1 2NP

Smart purpose built flat close to Dartford town centre & station



- Purpose built, second floor flat
- 2 bedrooms, approx. 629sqft (58.4sqm)
- Well-presented throughout
- Double glazing and gas central heating
- Covered parking space
- Share of freehold
- **£275,000 l/h**

020 3633 3733

info@attwood.realestate

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This purpose built 2 bedroom apartment forms part of a sought-after private development in the popular suburb of West Dartford.

Located on the second (top) floor of a small block of six similar properties, accommodation extends to approx. 629sqft (58.4sqm) and comprises a spacious dual aspect lounge/kitchen, generous master bedroom, further double bedroom and three-piece bathroom with a shower over the bath. The property offers gas-fired central heating (boiler recently replaced), double glazed windows and several built-in storage cupboards for both household and bulky items.

Well-presented throughout and benefitting from an allocated covered parking space, the property is conveniently located close to Dartford town centre and the popular grammar schools.

Rosedene Court is restricted to owner-occupiers only – properties cannot be sublet. Each apartment also comes with a share of the freehold which makes for a peaceful and very well-maintained development.



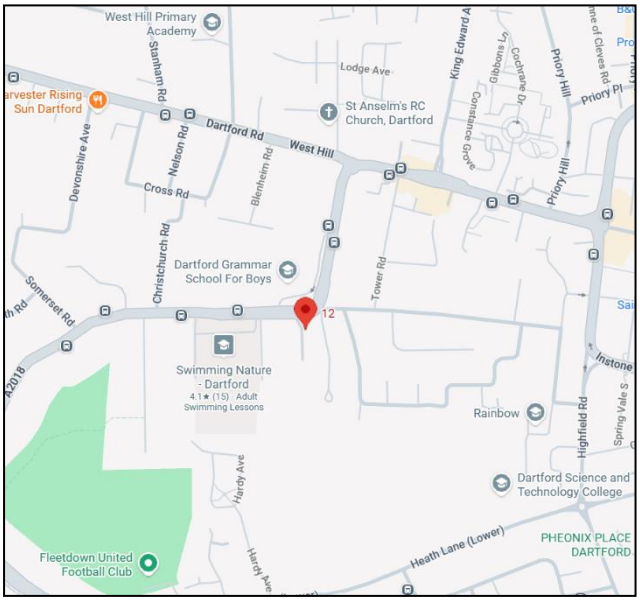




Rosedene Court runs off the South side of Shepherds Lane (A2018) close to the junction with Miskin Road.

Dartford's busy town centre is within half a mile and offers all manner of retail and leisure outlets. The Station is less than one mile and offers fast, direct Southeasterm & Thameslink rail services to destinations including London Bridge, Cannon Street, Charing Cross, Blackfriars & St Pancras International.

The A2 is a little over a mile, whilst the M25 (J2) is within two miles.



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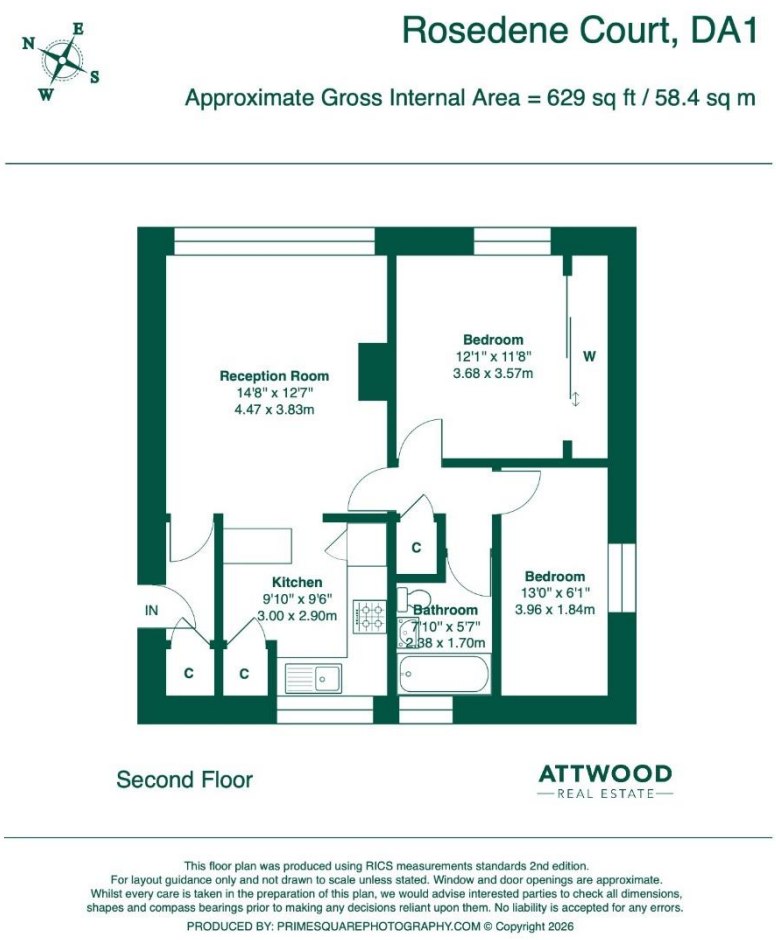
Energy Performance

The property was last assessed for energy performance in 2023 and was awarded a certificate in Band D. The EPC is available by clicking the following link…

12 Rosedene Court EPC



Tenure

The property is held leasehold, with approx. 118 years unexpired, but is offered for sale complete with a share of the freehold interest. The block is professionally managed, and residents currently pay a service charge of £111.00 per month which includes contributions towards communal cleaning, grounds maintenance, buildings insurance and a sinking fund for larger repairs.

Price

£275,000 for the long leasehold and share of freehold interests.

Council Tax

The local authority is Dartford Council, and the property sits in Council Tax band C. The Council Tax rate payable for 2026/27 is £2,111.24.

Viewings

Viewings can be arranged at short notice by prior appointment.

Call: 020 3633 3733
Email: info@attwood.realestate

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