

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat

40% Shared ownership

£96,000

Located in

Dartford



[www.livermores.co.uk](http://www.livermores.co.uk)



# 39 James Smith Court

Dartford Kent DA1 5XF



40% SHARED OWNERSHIP £96,000..... This well presented top floor (4th) apartment is located right in the heart of of Dartford Town Centre and just approximately A THIRD OF A MILE WALK TO DARTFORD STATION, and would make a great 1st step onto the property ladder. With lift access to all floors, the property comprises open plan living area, good size double bedroom with fitted wardrobes and a bathroom. Perfectly situated for the town centre this lovely apartment a LONG LEASE and comes with an allocated parking space. PLEASE NOTE THERE IS AN OPTION TO BUY THIS PROPEPERTY FOR THE FULL AMOUNT OF £250,000



# 39 James Smith Court

£96,000 Leasehold




- SHARED OWNERSHIP 40% - £96,000
- 0.3 MILES TO DARTFORD STATION
- OPEN PLAN LIVING AREA
- LONG LEASE
- EXCELLENT FIRST TIME BUY
- TOP FLOOR APARTMENT
- ONE BEDROOM
- FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- EPC RATING B COUNCIL TAX BAND C



## Council Tax Band C

## Local Authority

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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