

**SELLING & RENTING
HOMES**

— Since 2005 —



LAND ESTATES

SALES, LETTINGS & MANAGEMENT



213 PHOENIX PLACE DARTFORD

£800 Per Month

- ROOM TO LET!
- Furnished.
- Access to Garden.
- Short walking distance to Dartford Train Station.
- ALL BILLS INCLUDED!
- Private En-Suite.
- Close proximity to local amenities.

****ROOM TO LET WITH PRIVATE EN-SUITE** **ALL BILLS INCLUDED****

Land Estates are pleased to present this spacious room, located in the heart of Dartford.

This room is a great size, it is decorated in neutral colours and modern! The room comes with a double bed and a small desk and chair.

There is a shared kitchen/dining area with brand new appliances throughout. The appliances include a Gas cooker, Oven, Fridge Freezer, Dishwasher, Kettle, Microwave and a toaster. You also have access to the garden area.

This room benefits with a private en-suite.

This property is close to the town centre and is just a stones throw away from Dartford Mainline Train Station making it ideal for commuters.

The property is offered furnished and is available now.

Please call Land Estates now to arrange a viewing.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	86
(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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