

This chain-free one-bedroom split level Victorian top floor flat enjoys a fantastic location close to Dartford Town Centre, local shops and Dartford Station. Offering excellent access to the A2, M25, Dartford Crossing and Bluewater Shopping Centre, it is ideal for commuters and first-time buyers alike. Residents can also enjoy nearby Dartford Park, Dartford Leisure Centre with swimming pool, and The Orchard Theatre, making this a superb home in a convenient and well-connected location.

Guide price £238,000 to £250,000







Hazell Holland
SALES & LETTINGS

The Brent
Dartford
Kent
DA1 1YG


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Communal Hall
Carpet.

Entrance Hall
Hardwood entrance door. Varnished wood floor. Dado rail.

Kitchen
12'7 x 10'6 (3.84m x 3.20m)
Window to rear. Double radiator. Tiled floor. Tiled splash backs. One and half single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan with integrated fridge freezer, washing machine, dish washer and dryer and breakfast bar.

Lounge
16'7 x 14'9 (5.05m x 4.50m)
Double glazed slash bay window to front. Double glazed window to front. Varnished wood floor. Coved ceiling. Double radiator.

Landing
Sky light. Wood floor. Dado rail. Double radiator. Large eaves cupboard.

Bathroom
9'8 x 6'7 (2.95m x 2.01m)
Double glazed sky light. Double radiator. Tiled floor. Tiled walls. Panel bath. Hand wash basin. Low level w.c. Shower cubicle.

Dressing Area
9'2 x 5'9 (2.79m x 1.75m)
Vanished wood floor. Open too.

Bedroom
13'9 x 10'4 x 8'2 (4.19m x 3.15m x 2.49m)
Double glazed slash window to front. Varnished wood floor. Double radiator.

Lease Term
Commencing on 29 September 1988 expiring on 23 June 2119 (To be confirmed by Vendors solicitor)

Remaining Lease
93 Years remaining (To be confirmed by Vendors solicitor)

Building Insurance
We have been advised by the vendor that the building insurance is split between the three flats. and is approximately £300.00 per year.
There is no service charge or ground rent. (To be confirmed by Vendors solicitor)







Guide Price £238,000 to £250,000. Hazell Holland bring to the market this stunning split level top floor converted one-bedroom Victorian flat. Ideally positioned within walking distance of Dartford town centre and offered to the market chain free, making an excellent opportunity for first-time buyers or investors alike.

The property benefits from being close to a wide range of local shops, supermarkets, cafés and restaurants, along with Dartford Mainline Station providing excellent links into London.

The A2, M25, Dartford Crossing and Bluewater Shopping Centre are all easily accessible, making this an ideal location for commuters.

The area also offers an excellent selection of leisure and recreational facilities, including Dartford Park, Dartford Leisure Centre with swimming pool, and the renowned Orchard Theatre.

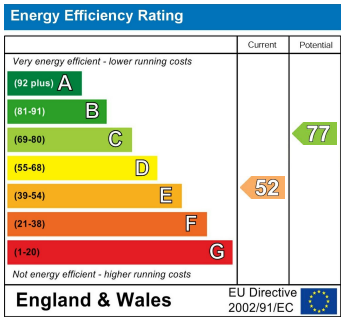
Combining period character with a highly convenient location, this charming home presents a fantastic opportunity for those looking to take their first step onto the property ladder or secure a well-connected investment property.

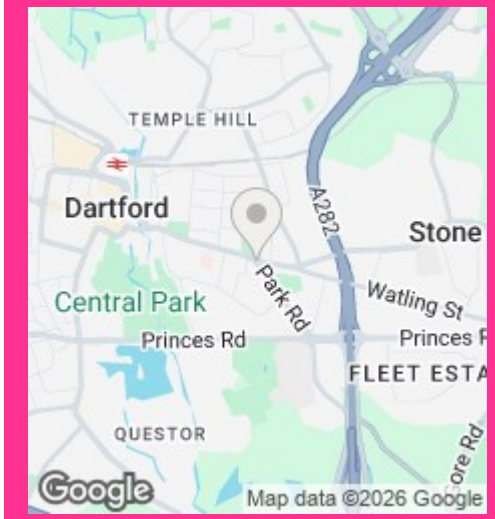


TOTAL FLOOR AREA : 732sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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