

LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat

40% Shared ownership

£84,000

Located in

Dartford



www.livermores.co.uk



39 James Smith Court

Dartford Kent DA1 5XF



40% SHARED OWNERSHIP – £84,000

A fantastic opportunity to take your first step onto the property ladder with this well-presented top-floor (4th floor) one-bedroom apartment, ideally located in the heart of Dartford Town Centre and approximately one-third of a mile from Dartford Station.

The property is being offered on a 40% shared ownership basis for £84,000, based on a full market value of £210,000.

Under the shared ownership scheme, the purchaser would arrange and pay their mortgage on the £84,000 share. In addition to the mortgage payment, the current monthly charge is £581.42, which includes the rent payable on the remaining share and the service charge.

The apartment benefits from lift access to all floors and comprises a spacious open-plan living/kitchen area, a good-sized double bedroom with fitted wardrobes and a bathroom. Further benefits include a long lease and an allocated parking space.

Perfectly positioned for Dartford Town Centre, local amenities and excellent transport links, this property would make an ideal purchase for a first-time buyer looking for an affordable route into home ownership.

PLEASE NOTE: There is also the option to purchase 100% of the property for the full market value of £210,000.



39 James Smith Court

£84,000 Leasehold



- SHARED OWNERSHIP 40% - £84,000
- 0.3 MILES TO DARTFORD STATION
- OPEN PLAN LIVING AREA
- LONG LEASE
- EXCELLENT FIRST TIME BUY
- TOP FLOOR APARTMENT
- CHAIN FREE!
- 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	

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