

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Flat

Price Guide

£175,000

Located in

Dartford



www.livermores.co.uk



Thames Gate St. Edmunds Road

Dartford DA1 5ND



Situated on St. Edmunds Road in Dartford, this well-presented two-bedroom flat offers comfortable living accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors seeking a promising buy-to-let opportunity.

Extending to approximately 517 sq. ft., the property comprises two well-proportioned bedrooms, an open reception room, kitchen, and a conveniently located bathroom. The well-arranged layout makes excellent use of the available space, creating a practical and comfortable home.

A particularly appealing feature is the allocated parking space, providing added convenience and value for residents in this popular location.

The property is ideally positioned for access to Dartford town centre, local shops, amenities, and transport links, making it a convenient choice for commuters and those looking to enjoy the surrounding area.

An excellent investment opportunity, its two-bedroom layout, convenient location, and allocated parking make it an attractive option for prospective tenants and future buyers alike.

Whether you are looking to step onto the property ladder, downsize, or expand your investment portfolio, this flat presents a fantastic opportunity.

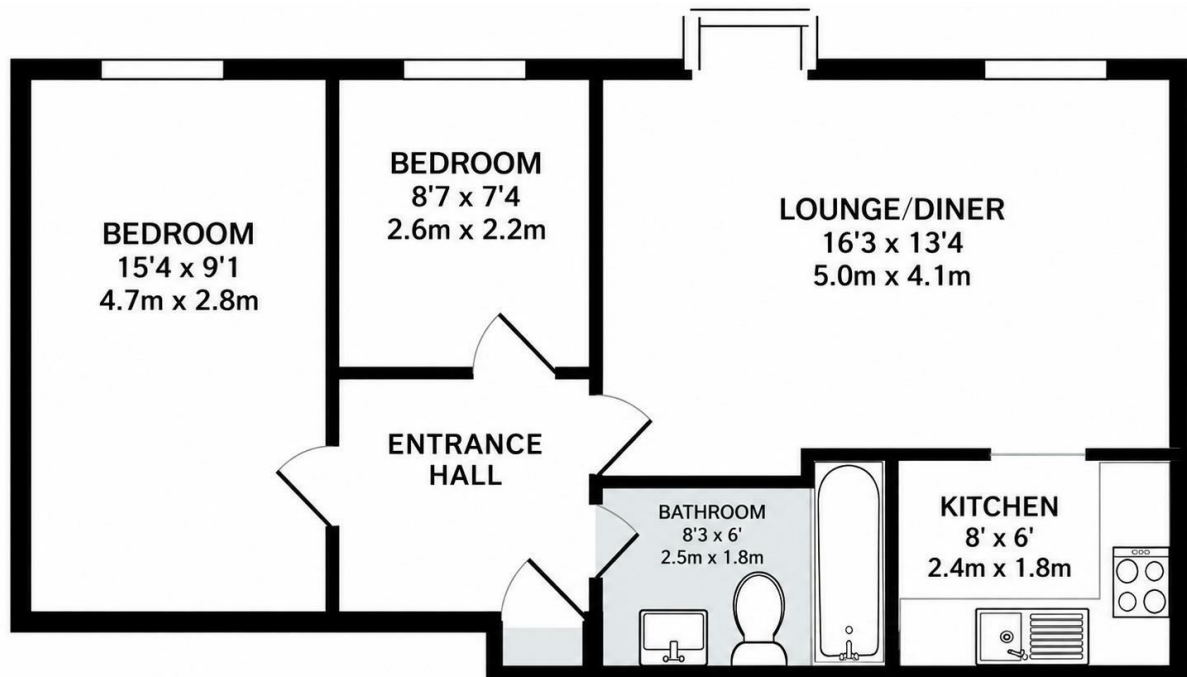
Early viewing is highly recommended to fully appreciate what this property has to offer.

Thames Gate St. Edmunds Road

£175,000 Leasehold



- PRICE GUIDE OF £175,000 TO £200,000
- ALLOCATED PARKING
- WELL PRESENTED THROUGHOUT
- HEALTHY LEASE LENGTH
- EPC "C" AND COUNCIL TAX "C"
- TWO BEDROOM TOP FLOOR APARTMENT
- CHAIN FREE
- CLOSE TO DARTFORD STATION AND TOWN CENTRE
- IDEAL FOR FIRST BUYER'S / INVESTMENT
- GAS CENTRAL HEATING AND FULLY DOUBLE GLAZED



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Council Tax Band C

Local Authority Dartford

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		
(69-80) C	76	77
(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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