



- \* CHAIN FREE \* FIRST FLOOR ONE BEDROOM APARTMENT \*
- \* CLOSE TO LOCAL SCHOOLS AND AMENITIES \*
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR \*
- \* FULL RENOVATION REQUIRED \*
- \* 58 YEAR LEASE REMAINING (Lease End Date 01/10/2084) \*



21 Woodfall Drive  
Dartford, DA1 4TN

Guide Price £160,000 -  
£170,000

Village Estates are delighted to present this one-bedroom first floor apartment in close proximity to Crayford town centre, train station and all its amenities. Being offered to the market with the added benefit of NO FORWARD CHAIN, this property is ideal for first time buyers or investors - your earliest viewing comes highly recommended.



**EPC RATING C**

**COUNCIL TAX BAND B**

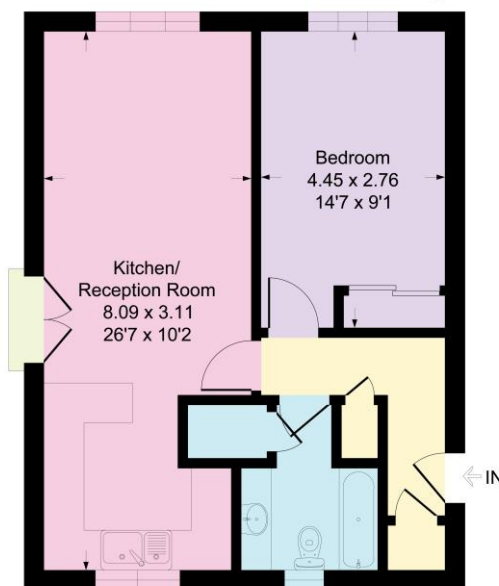
**Lease term 58 years remaining**

**Service Charge £1,926.70 p/a plus a Reserve Fund £50.00 p/a**

**Ground Rent £140 p/a**

### Woodfall Drive, DA1

Approximate Gross Internal Area = 48.7 sq m / 524 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Plangit

We understand this property is Leasehold.

### VIEWING:

Via **Village Estates** on 01322 522111

**Monday to Friday 9am-6pm, Saturday 9am-5pm**

### SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.