

LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat

Price Guide

£225,000

Located in

Dartford



www.livermores.co.uk



46 Priory Hill

Dartford Kent DA1 2BH



OFFERS IN THE REGION OF £225,000... This well presented ground floor maisonette is located in the heart of Dartford and is just HALF A MILE FROM DARTFORD STATION, with it's excellent links into London as well as access to the Elizabeth Line. The property comprises good size reception room, double bedroom and well appointed kitchen & bathroom. Offered to the market with A LONG LEASE other major benefits include own entrance, PRIVATE REAR GARDEN, double glazing, gas central heating, has an allocated parking space and is conveniently located just 0.6 miles to the sought after DARTFORD GRAMMAR SCHOOLS. This lovely apartment offers so much and would make either an excellent first time buy or investment opportunity. VIEWING HIGHLY RECOMMENDED.

46 Priory Hill

£225,000 Leasehold



- O.I.R.O £225,000
- 1 DOUBLE BEDROOM
- SPACIOUS RECEPTION ROOM
- IDEAL FOR DARTFORD STATION
- ALLOCATED PARKING
- GROUND FLOOR MAISONETTE
- OWN PRIVATE GARDEN
- LONG LEASE
- OWN PRIVATE ENTRANCE
- EPC RATING C COUNCIL TAX BAND C



PRIORITY HILL, DA1

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate. No guarantee is provided regarding the total area. Not to scale. Powered by airvideography.com

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	79	79
(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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