



Dan Thomas
— & Co. —



Mill House Close, Eynsford

Dartford

Offers Over
£200,000

Tenure: Leasehold

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Offered to the market with the benefit of NO FORWARD CHAIN and in the ever-popular village of Eynsford is this fully refurbished, lower-ground-floor, one bedroom apartment. A fantastic opportunity for first time buyers, investors, or downsizers/retirees.

Located in the former Mill House, a charming Grade II listed building, the current owner has completely transformed and now meticulously maintains the property.

The dwelling comes with the benefit of an allocated off-road parking space, with unrestricted on-street parking also available, nearby.

The flat is accessible via its own entrance porchway, with a large storage cupboard for convenience.

Internally, the property offers a contemporary open-plan kitchen-living-dining arrangement, with another large internal storage cupboard, currently used as a walk-in wardrobe & dressing area, but with potential to be used as a utility cupboard.

The kitchen is finished to a high specification and features integrated oven plus electric hob, dishwasher and washing machine, plus plenty of counter-top and cupboard space.

A bathroom completes the accommodation, again stylishly finished and including shower-above-bath, wash-hand basin and toilet. Here, you'll find a cupboard which houses the upgraded electric heating system and hot water cylinder.

Further benefits include well fitted shutter blinds which shall remain, for the lucky buyer.

Eynsford is a popular village for its reputable primary school, a number of popular Public Houses and restaurants, Eagle Heights and countryside walks along the River Darent.

Nearby stations include Eynsford and Farningham Road for direct services to London Victoria, London Blackfriars, or Sevenoaks and Bromley South for further connections in to the capital. From the nearby Swanley, there is also a quicker route to London Bridge and other onward London terminals.

Road links to the M25, M26, M2, A2 and M20 are also within easy reach.

Enquire now to book your viewing slot!

Tenure: Leasehold

Lease Length: 199 years from 1988 (Approx 163 years left remaining)

Service Charge: £130 per month (£1560 per annum)

Ground Rent : Zero

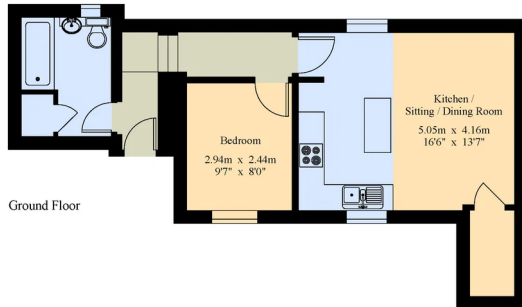
Council Tax Band: A







Mill House Close
 Gross Internal Area : 43.8 sq.m (471 sq.ft.)



Ground Floor

0 2 4 6 8 10 Feet
 0 2 3 Metres
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| Energy Efficiency Rating | | |
|---|--------------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | | |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |