

**SELLING & RENTING
HOMES**
— Since 2005 —



LAND ESTATES
SALES, LETTINGS & MANAGEMENT



1 DARTFORD ROAD DARTFORD

£525,000

- Freehold block of three apartments.
- Current annual rent achieved is £36,000. With scope for increase.
- Located in West Dartford.
- Walking distance to Dartford Town Centre.
- All apartments are self contained one bedrooms.
- Communal garden.
- Walking distance to Dartford Train Station.

CALLING ALL INVESTORS – FREEHOLD THREE x ONE BEDROOM APARTMENTS.

Land Estates are delighted to present this excellent investment opportunity: a freehold property comprising three self-contained, one-bedroom apartments.

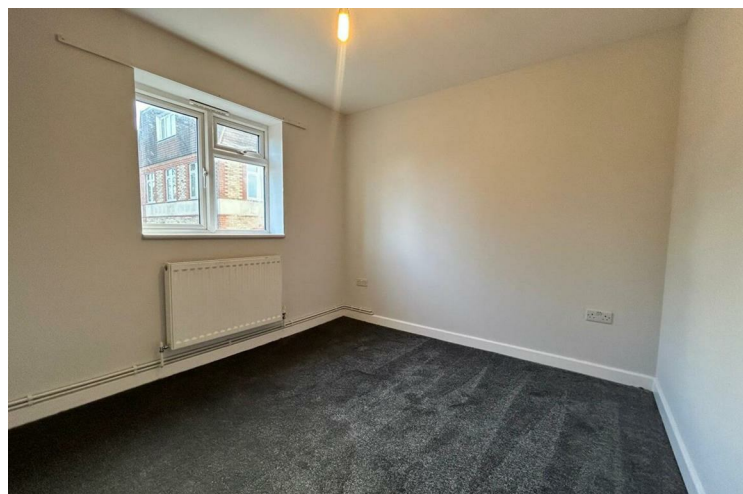
Each apartment is generously sized and benefits from its own private entrance, along with a lounge, fitted kitchen, bathroom, and double bedroom.

The property also enjoys a large communal rear garden, providing valuable outdoor space for residents.

Ideally located in the highly sought-after West Dartford area, the property is within walking distance to Dartford Train Station and Dartford Town Centre.

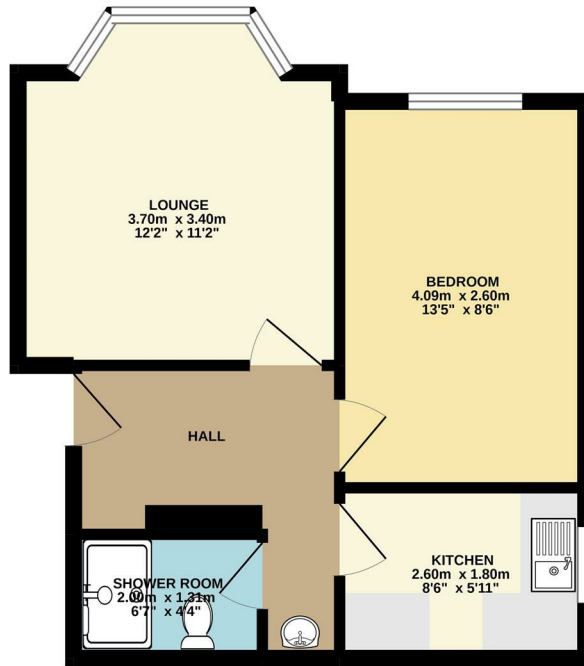
This is a rare and attractive opportunity to acquire a freehold building in a strong and popular rental location.

For further information or to arrange a viewing, please contact Land Estates.





GROUND FLOOR
35.4 sq.m. (381 sq.ft.) approx.



FLAT 1 MUSKAAN HOUSE

TOTAL FLOOR AREA : 35.4 sq.m. (381 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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		

EPC Rating: C Council Tax Band: B

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

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