



Flat 6 Highfield Road, Dartford, DA1 2JJ

Asking Price £145,000

Westmount Estates are pleased to bring to the market for sale this spacious ONE double bedroom top (second) floor apartment. The property benefits from its own allocated parking space and communal gardens. Internally the property is arranged to provide spacious reception room with semi open plan kitchen, ONE DOUBLE bedroom and bathroom with three piece suite. Additional benefits to tempt include gas central heating and plenty of storage cupboards. Ideally situated for access back to Dartford mainline train station boasting a fast, frequent service into central London. Offered to the market with No Forward Chain. Unexpired lease approx. 91 years. Service charges: £2,491.22 per annum. Ground rent £358.00 per annum. Council tax Bexley band B.



Highfield Road, Dartford, DA1 2JJ

ENTRANCE HALL

Entrance door, two built in storage cupboards, entry phone system, centre light point, carpet as laid.

RECEPTION ROOM

Double glazed window to side, two eaves built in storage cupboards, centre light point, two radiators, carpet as laid.

KITCHEN

Fitted with a matching range of wall and base units with worktop over, stainless steel sink and drainer with mixer tap, built in electric oven and four ring gas hob with stainless steel extractor hood over. Space for washing machine and fridge freezer. centre light point, partly tiled walls, laminate flooring.



BEDROOM ONE

Double glazed window to side, two built in eaves storage cupboard (one housing wall mounted boiler), centre light point, radiator, carpet as laid.



BATHROOM

Fitted with a three piece suite comprising: panelled bath with mixer tap, shower over and glass shower screen, wall hung wash hand basin with mixer tap and low level flush W.C. Partly tiled walls, inset ceiling spot lights, heated towel rail, tiled flooring.



COMMUNAL GARDEN

Communal gardens to the rear of the block.

ALLOCATED PARKING SPACE

One allocated parking space.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
102-104kWh A		102-104kWh A	
81-101kWh B		81-101kWh B	
61-80kWh C	75	61-80kWh C	
41-60kWh D		41-60kWh D	
21-40kWh E		21-40kWh E	
1-20kWh F		1-20kWh F	
0-10kWh G		0-10kWh G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.