

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Perfect Starter Home...**  
**Longtown Court, Osbourne Road**

**Offers in the Region of £170,000**  
**LEASEHOLD (152 YEARS)**

Wisdom Estates are delighted to welcome to the market this Stunning One Bedroom Ground-Floor Apartment. Located within close proximity to a variety of local transport links, schools, and Bluewater Shopping Centre, this property has been modernised and benefits from spacious living accommodation throughout, a 152 year lease, and an allocated parking space. This is the perfect property for those looking to take their first steps onto the Ladder. Call us now to book your viewing! EPC Rating 70 C

**FEATURES INCLUDE:**

- |                                                                            |                                                                      |
|----------------------------------------------------------------------------|----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> <b>Spacious Ground Floor Apartment</b> | <input checked="" type="checkbox"/> <b>Recently Modernised</b>       |
| <input checked="" type="checkbox"/> <b>New 152 Year Lease</b>              | <input checked="" type="checkbox"/> <b>Close to Dartford Station</b> |
| <input checked="" type="checkbox"/> <b>Allocated Parking</b>               | <input checked="" type="checkbox"/> <b>Easy Reach to M25/A2</b>      |

REF: 11389

**0208 090 5959**  
**[www.Wisdom-Estates.co.uk](http://www.Wisdom-Estates.co.uk)**

## **The accommodation comprises:**

**COMMUNAL ENTRANCE** The Communal Entrance offers a sheltered porch area with entry phone system, allowing for access into the well maintained and carpeted communal hallway.

**ENTRANCE HALL** Entering into this apartment via the solid front door, you will immediately be embraced by the space and comfort which is on offer throughout. The Entrance Hall itself provides the space in which to hang your coats and store your shoes, and comprises of a fitted carpet.

**LIVING ROOM 12' 5" x 10' 8" (3.78m x 3.25m)** The well proportioned and naturally well lit Lounge benefits from a large double-glazed-window to front, a sumptuous fitted carpet, an electric wall-mounted radiator, as well as the entry phone system.

**KITCHEN 8' x 6' 7" (2.44m x 2.01m)** The new Kitchen offers an efficient use of space, and is fitted with a range of matching base units (with worktops over), a sink and drainer unit (with mixer tap), plumbing for a washing machine / dish-washer, as well as an integrated cooker. With easy to maintain part-tiled walls and fully-tiled flooring, the Kitchen also boasts natural light via the double-glazed window to front.

**MASTER BEDROOM 9' 6" x 6' 7" (2.9m x 2.01m)** The Master Bedroom comprises of a double-glazed window to side, an electric storage heater, as well as fitted carpet.

**BATHROOM 6' 4" x 5' (1.93m x 1.52m)** The updated Bathroom boasts a 3 piece suite to include; a low-level W/C, a hand-wash basin, and a bath. Part-tiled walls and fully-tiled flooring allow for effortless upkeep.

**PARKING AND OUTSIDE SPACE** Situated within well-kept communal grounds, this property also boasts an allocated parking space as well as numerous visitor parking spaces.

### **Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

### **Measurements**

Please note that all measurements are approximate.

