



A well-located home in the heart of Dartford, two bedroom maisonette offering easy access to the town centre, Dartford Station, Central Park, and local shops. The property sits in a popular residential road close to schools, bus routes and major transport links including the A2 and M25. Ideal for buyers seeking convenience, good space and a central position.

£1,750 Per month

Hazell Holland



Hazell Holland
SALES & LETTINGS

2A Park Road

Dartford

Kent

DA1 1SL

Entrance

Kitchen

11'9 x 7'5 (3.58m x 2.26m)
Built-in oven, hob and extractor fan. Fridge /freezer. Dish washer. Washing Machine

Inner Hall/Landing

Lounge

14' 4 x 12'4 (4.27m 1.22m x 3.76m)

Bedroom One

15'6 x 12' (4.72m x 3.66m)

Bedroom Two

11' x 9' (3.35m x 2.74m)

Bathroom

9'8 x 6'3 (2.95m x 1.91m)

Court Yard Garden

Allocated Parking Space





Hazell Holland are pleased to present this maisonette located on Park Road in Dartford. This well-proportioned property boasts a generous 732 square feet of living space, making it an ideal choice for individuals or couples seeking a comfortable home.

The Maisonette features a welcoming lounge, perfect for relaxation or entertaining guests. The bedrooms are spacious and offers a tranquil retreat, while the bathroom is conveniently situated to serve both residents and visitors. Built in 1962, this property combines classic charm with modern living.

Situated in a prime location, the flat provides easy access to the A2 and M25, making commuting a breeze. Residents will appreciate the proximity to Dartford town centre, where a variety of shops, restaurants, and amenities can be found. The Dartford railway station is also nearby, ensuring excellent transport links for those who travel regularly.

For leisure enthusiasts, the Dartford Leisure Centre and Fairfield Pool are just a short distance away, offering a range of activities to suit all interests. Additionally, the picturesque Dartford Lakes and surrounding parks provide a lovely setting for outdoor pursuits.

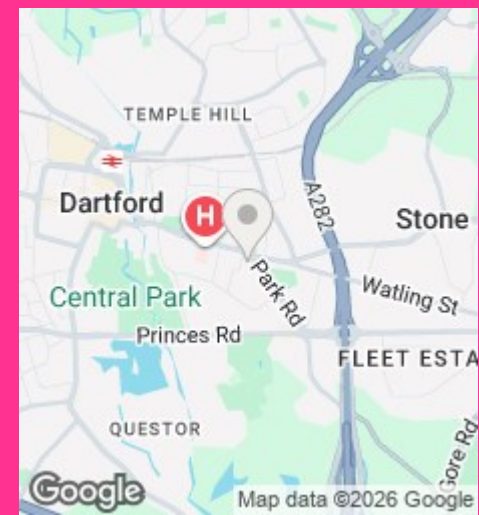
This property is available for immediate occupancy, making it a fantastic opportunity for those looking to move quickly. With its convenient location and comfortable living space, this flat is sure to appeal to a wide range of potential tenants or buyers. Do not miss the chance to make this charming flat your new home.

DEPOSIT - 5 WEEKS RENT £2,019.00

HOLDING DEPOSIT £403.00

PROSPECTIVE TENANTS WILL BE REQUIRED TO BE EARNING A MINIMUM TOTAL INCOME OF £52,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY. GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £63,000





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E	47		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 