

SELLING & RENTING
HOMES

— Since 2005 —



LAND ESTATES

SALES, LETTINGS & MANAGEMENT



THE SPIRES DARTFORD

LEASEHOLD

£240,000

- Two bedroom apartment.
- Scenic views.
- Access to a private drying line and shared workshop.
- Near to Dartford Train Station and Town Centre.
- Service charge approx - £1320 per annum
- Chain free.
- Private garage.
- Walking distance to a variety of Transport options.
- Lease length - 937 years
- Ground rent - £25 per annum

Chain free! Guide price £240k - £250k

Land Estates are delighted to bring to the market this spacious, two bedroom apartment in Dartford/Wilmington.

This property has some of the most beautiful views that the area has to offer. Even from the comfort of the bedrooms you benefit from the scenic green views.

The property comprises of a very large lounge, a kitchen, a bathroom and two double bedrooms. The second room is currently being used as a dining room but could easily accommodate a double bed and wardrobes.

The apartment is located on the first floor and has access to a private garage. Other features include its own drying line in the communal areas and a shared workshop space.

The Spires is in a great location as it is very peaceful but still has easy access to a variety of transport options, shops and schools.

Lease length - 937 years remaining

Service charge - Approx £1320 per annum

Ground rent - £25 per annum

Please contact Land Estates to arrange a viewing.

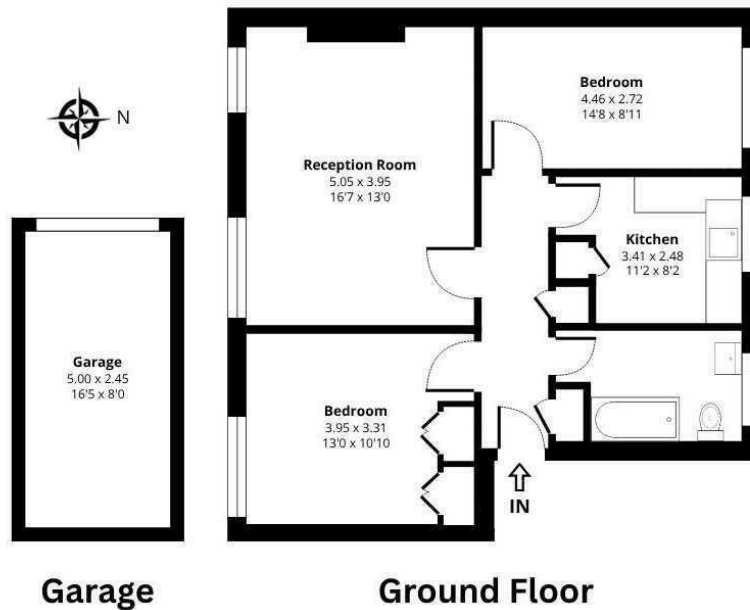






The Spires, DA1

Approximate Gross Internal Area = 67.2 sq m / 724 sq ft
Garage Area = 12.2 sq m / 132 sq ft
Total Area = 79.5 sq m / 856 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions and shapes before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	79	82
(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: C**

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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