

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



**LAND ESTATES**  
SALES, LETTINGS & MANAGEMENT



**13 FULWICH ROAD  
DARTFORD**

**£1,000 Per Month**

- Private room to rent.
- Newly renovated.
- All bills included.
- Walking distance to Dartford Train Station.
- En-suite shower room.
- Fully furnished.
- Walking distance to Dartford Town Centre.

## MODERN ROOM TO RENT - ALL BILLS INCLUDED.

Land Estates are pleased to bring to the market, this spacious, fully refurbished room on Fulwich Road in Dartford. Ideal for working professionals who want a comfy, hassle free place to call home.

The room has been renovated to a high standard with a clean, modern vibe throughout. It comes fully furnished with a double bed, wardrobe, chest of drawers, table and chairs, plus your own mini kitchenette. You'll also have access to a shared kitchen and dining space.

Best bit? The room's got its own private en-suite, so no sharing bathrooms.

Location-wise, it's spot on, just a short distance from Dartford Train Station and Dartford Town Centre, with shops, transport and amenities all close by.

Get in touch with Land Estates today to book a viewing.

### Room 1







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: E      Council Tax Band: A**

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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