



Smart refurbished ground floor apartment situated on a beautifully maintained development with river views on the site of a former water mill in the sought after village of Eynsford.

**£310,000**    **Leasehold**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

## Old Mill Close, Eynsford, Dartford



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- Beautifully maintained gardens
- Immaculately presented
- New roof, fascia's & guttering
- 119 year lease
- Patio area overlooking the river
- NO CHAIN



Smart, refurbished ground floor retirement apartment overlooking the River Darent situated on a beautifully maintained development on the site of a former water mill in the sought after village of Eynsford.

### ACCOMMODATION

The accommodation comprises a communal main entrance leading to the apartment door. Entrance hall with airing cupboard that houses the tumble dryer. Good size sitting room/dining room with feature fireplace with coal effect fire, open to the smart fitted kitchen. Appliances include an induction hob, extractor, integrated washing machine a space for a fridge freezer. Master bedroom with built in wardrobes and doors to the patio & gardens. Second double bedroom and smart shower room with double shower cubicle. Development for residents over 55 years.

### OUTSIDE

Private patio overlooking beautifully maintained gardens with the River Darent running through the development and views over the weir. Allocated parking.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: Mains gas

Service charge: £3,633 per annum includes all maintenance inc. gardening, building insurance, the warden, cleaning and emergency monitoring service & entrance system.

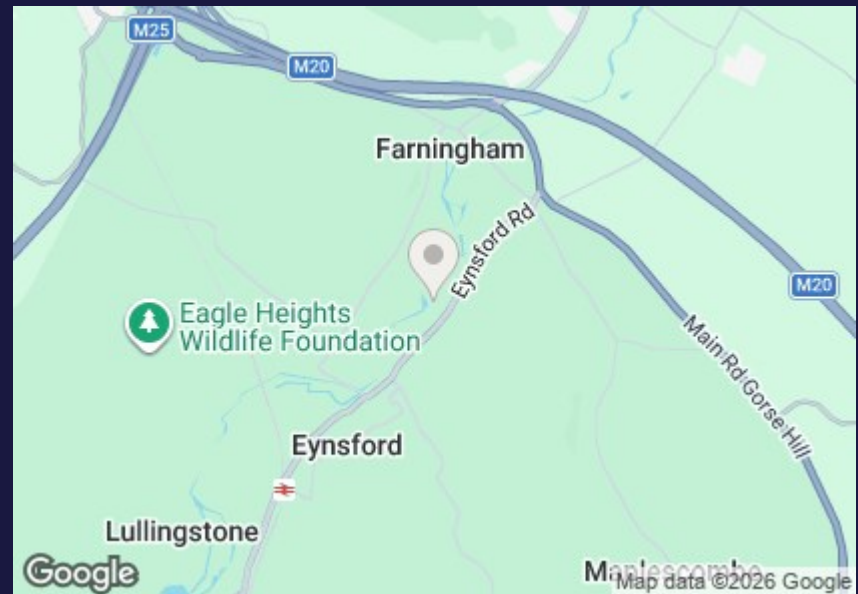
Ground rent: £150.00 per annum

Local authority: Sevenoaks District Council

Council tax band: D

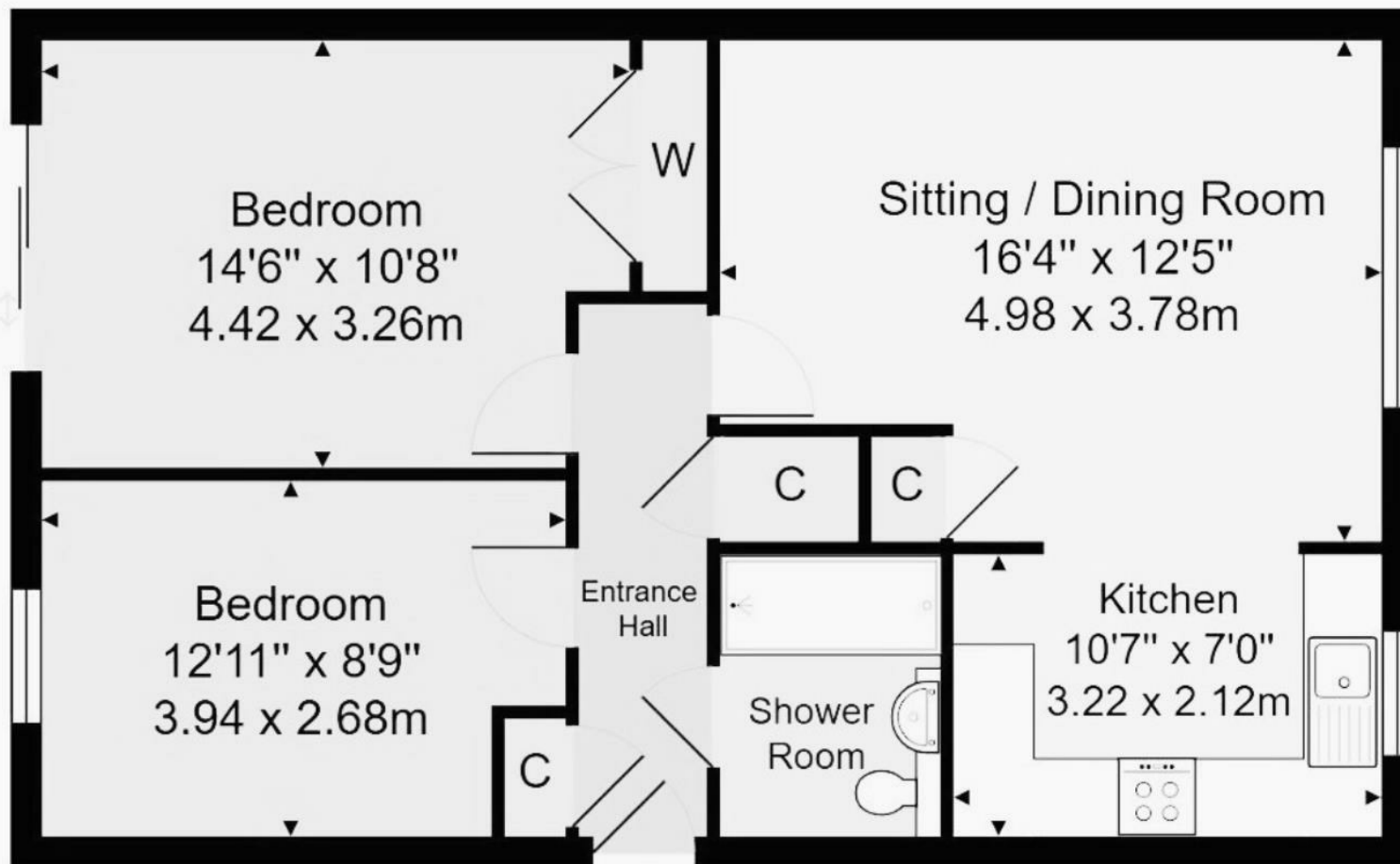
119 years remaining on the lease





Past Eynsford station continue into the High Street past Anthony Roper school on the left, first turning after the school is Mill Lane leading to Old Mill Close.





Approx. Gross Internal Area 651 ft<sup>2</sup> ... 60.5 m<sup>2</sup>

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



**CAVENDISH**  
 LETTINGS, SALES & PROPERTY MANAGEMENT

2 - 3 The Shambles  
 Sevenoaks  
 Kent  
 TN13 1LJ  
 01732 464498  
 mail@cavendish.pro  
 www.cavendish.pro