

H Together Homes



**ELM ROAD
DARTFORD**

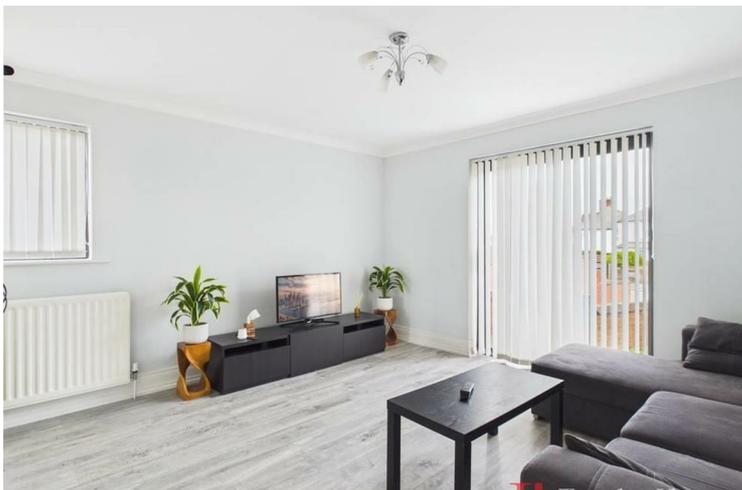
£200,000
Offers in excess

This well presented one bedroom ground floor flat in Porteus Court, Elm Park, Dartford is offered to the market chain free, making it an excellent opportunity for first time buyers or investors.

The property benefits from approximately 90 years remaining on the lease, with service charges of £134 per calendar month and a ground rent of £200 per year.

Internally, the flat offers a generous double bedroom, a spacious bathroom, a separate kitchen, and a good-sized lounge providing comfortable living space. The layout makes the property both practical and inviting.

Additional benefits include one allocated parking space and a convenient location close to local shops and transport links, making commuting and everyday amenities easily accessible.





Approximate total area⁽¹⁾
451 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(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	

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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