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LAND ESTATES
SALES, LETTINGS & MANAGEMENT



BIRDWOOD AVENUE

LEASEHOLD

£240,000

- Two bedroom apartment.
- Modern throughout.
- En-suite shower room and bathroom.
- Walking distance to schools and shops.
- Bridge development.
- South facing balcony.
- Allocated parking.
- Walking distance to Fastrack bus stop.

Land Estates are delighted to present this two bedroom apartment located on the popular Bridge Development in Dartford.

This apartment has been kept to an amazing standard and has a south facing balcony.

The apartment itself can be accessed via a security entry system. The communal area, in keeping with the apartment is immaculate.

You can reach the apartment via the lift, which serves all floors or there is also the option of taking the stairs.

Once inside the apartment you will be met with an attractive and homely hallway which flows throughout the apartment. The property consists of two double bedrooms. The master bedroom is a great size and benefits from an en-suite shower room. The second room is also a fantastic size and can easily fit a double bed, it also has integrated wardrobes. The bathroom is also a generous size and is in fantastic condition.

The open-plan kitchen and living area are a wonderful size - Again the living area is more than capable of being home to an array of furniture. The kitchen is has plenty of wall and base units to make good use off. This apartment also has the added attraction of a south-facing balcony! Which is ideal in the summer months to sit and unwind.

The property also benefits from allocated parking.

The development has some incredible benefits - with its own supermarket and coffee shop. It also benefits from "pocket parks" which are dotted around the development for all the residents to enjoy giving it a real sense of community. Although a large development it is also extremely peaceful and this apartment, being located on Birdwood Avenue really gets the benefit.

Living on this development provides easy access to the Fast Track bus which comes every ten minutes. The stops include Dartford Train Station, Greenhithe Train Station and Bluewater Shopping Centre. Local residents also get a discount when using the Dartford Crossing.

Lease length - 107 Years

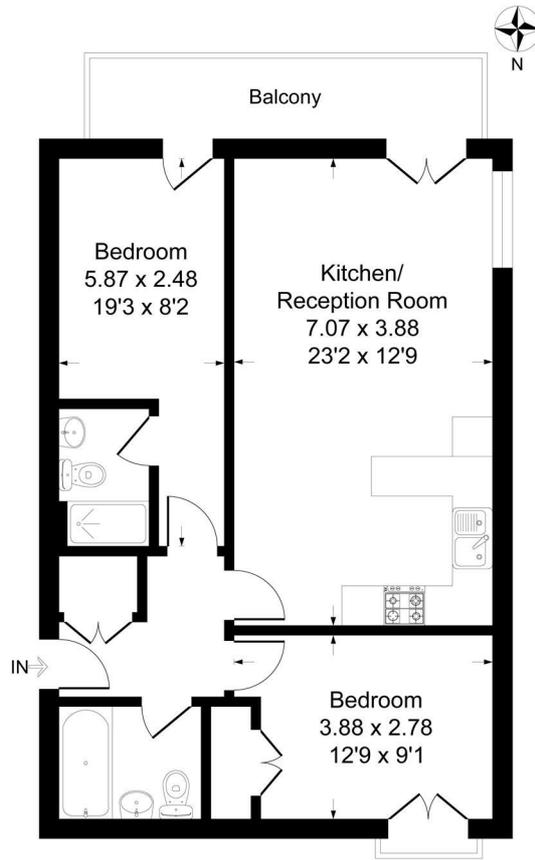
Please contact Land Estates to arrange a viewing.





Birdwood Avenue

Approximate Gross Internal Area 65.1 sq m / 701 sq ft



First Floor

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, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: D

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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