

SELLING & RENTING  
HOMES

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LAND ESTATES

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## MARTIN DRIVE DARTFORD

LEASEHOLD

**£400,000**

- Three bedroom luxury apartment.
- Top floor apartment.
- Allocated parking.
- Walking distance to a variety of shops and transport options.
- Service charge - £2919.90 per year
- Boasts a huge amount of space throughout.
- En-suite shower room.
- Walking distance to a variety of schools.
- Lease length - 238 years
- Ground rent - £448.70 per year

LUXURY THREE-BEDROOM APARTMENT - GUIDE PRICE £400k - £425k.

Land Estates are delighted to present this exceptional three-bedroom apartment, ideally located in the sought-after area of Dartford.

Situated on the top floor of a modern development, this impressive property offers an abundance of space throughout. The accommodation comprises a spacious open-plan lounge and kitchen, complete with integrated appliances, creating an ideal space for both relaxing and entertaining.

The apartment features three generously sized double bedrooms, including the master bedroom which is huge and has access to an en-suite shower room. The third bedroom further benefits from a walk-in wardrobe. There is also a family bathroom and extensive built-in storage to complete the interior.

Externally, the property offers two allocated parking spaces, a rare advantage.

Martin Drive is perfectly positioned within walking distance of a range of local schools, shops, and excellent transport links, making this an ideal home for families and professionals alike.

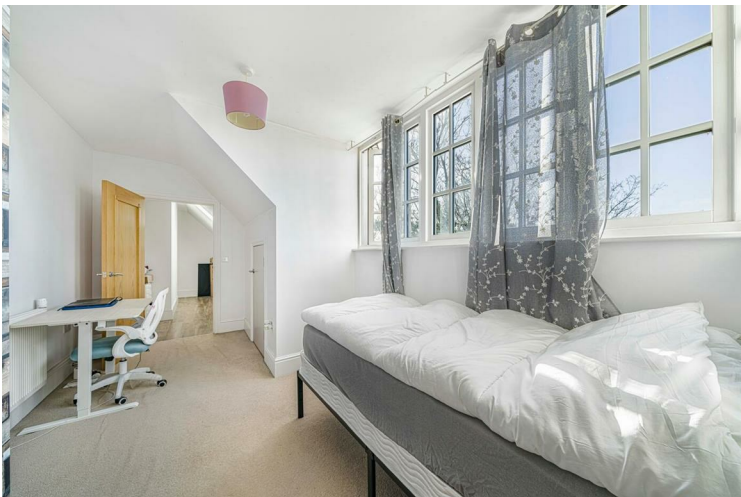
Lease length - 238 years

Service charge - £2919.90 per year

Ground rent - £448.70 per year

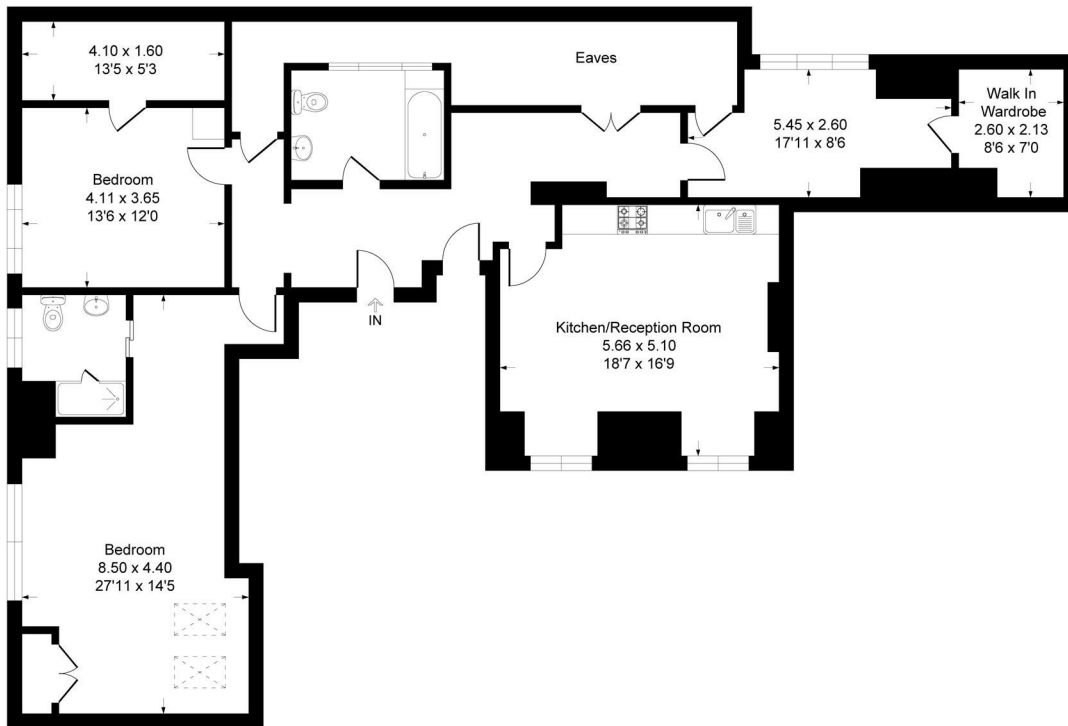
To arrange a viewing, please contact Land Estates.





# Martin Drive, DA2

Approximate Gross Internal Area  
136.4 sq m / 1469 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, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(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: D    Council Tax Band: E**

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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