

SELLING & RENTING
HOMES

— Since 2005 —



LAND ESTATES

SALES, LETTINGS & MANAGEMENT



SYMPATHY VALE DARTFORD

LEASEHOLD

£240,000

- Two bedroom apartment.
- Modern throughout.
- En-suite shower room.
- Walking distance to a Fastrack Bus Stop.
- Service charge - £1760 per year
- Bridge Development.
- New kitchen with an island.
- Allocated parking.
- Lease length - 112 years
- Ground rent - £180 per year

Guide price - £240k - £250k

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 is located on the ground floor. If you are looking for a property that needs little to no work, then this may be the property for you.

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. 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 modern and has the added benefit of an island. There are also plenty of wall and base units to make good use of.

The property can be accessed via a secure entry system and has one allocated parking space.

The development has some incredible benefits - with its own shops and school. 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 Sympathy Vale 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 - 112 Years

Annual service charge - Approx £1760 per year

Annual ground rent - £180 per year

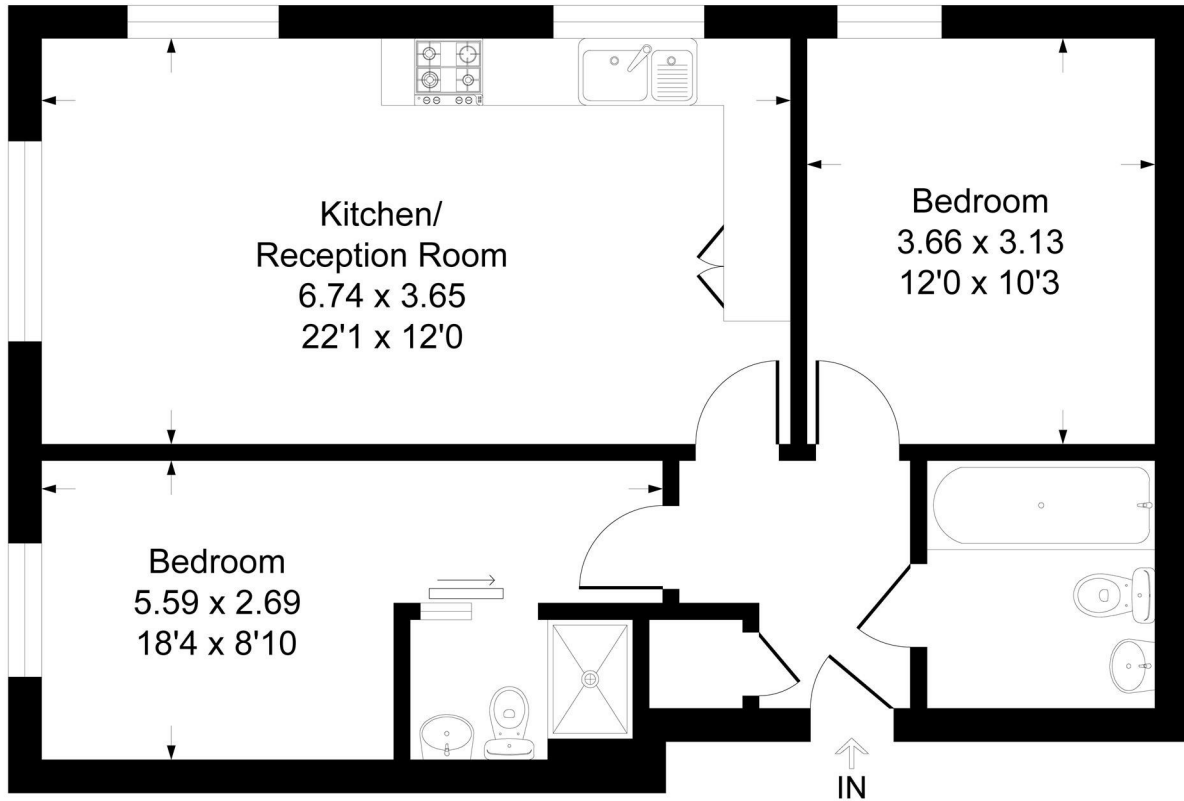
Please contact Land Estates to arrange a viewing.





Sympathy Vale, Dartford, DA1

Approximate Gross Internal Area 62.8 sq m / 677 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) A		
(81-91) B	82	82
(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

Land Estate
 6 Market Street
 Dartford
 Kent
 DA1 1ET

01322 413501
 info@landestate.co.uk
 www.landestate.co.uk



LAND ESTATES
 SALES, LETTINGS & MANAGEMENT