

SELLING & RENTING  
HOMES

— Since 2005 —



LAND ESTATES

SALES, LETTINGS & MANAGEMENT



## ELM ROAD DARTFORD

LEASEHOLD

**£195,000**

- One bedroom apartment.
- Newly fitted flooring throughout.
- Allocated parking.
- Chain free.
- Newly decorated throughout.
- Walking distance to a variety of shops and transport options.
- Lease is currently being extended to 179 years.

Chain free!!

Land Estates are delighted to present this well-presented, one-bedroom, ground floor apartment, ideally located in Dartford.

The property has recently been redecorated throughout and benefits from brand new flooring, creating a fresh and modern living space ready for immediate occupation.

The apartment comprises a spacious double bedroom, a bathroom with newly fitted fixtures, a kitchen, and a generously sized lounge with direct access to the surrounding communal green areas.

Additional benefits include one allocated parking space and a secure entry system for added peace of mind.

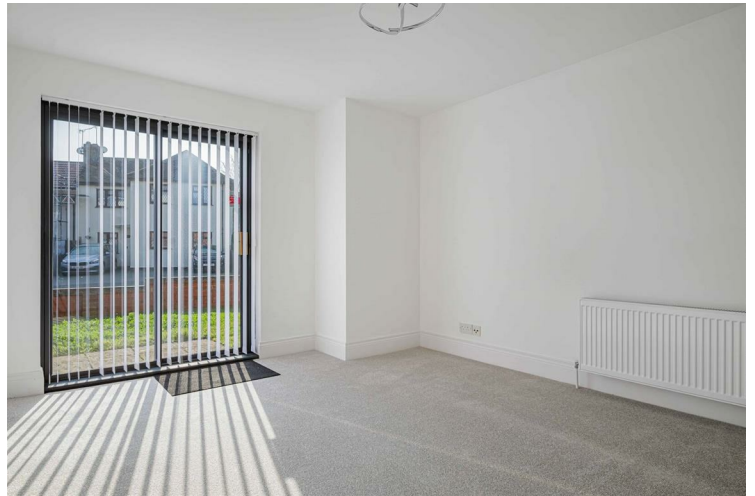
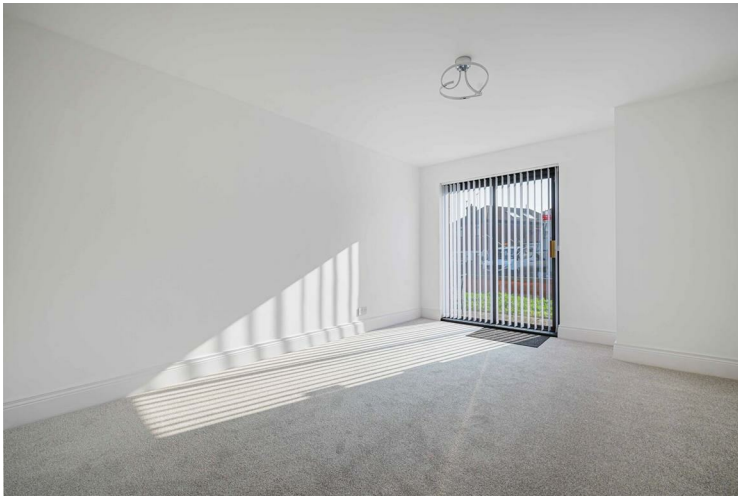
Porteous Court is ideally situated within walking distance of a range of local shops, amenities, and excellent transport links, making it a convenient location for commuters and local residents alike.

Lease length - Currently being extended to 179 years

Service charge - £1600 per annum

Ground rent - £200 per annum

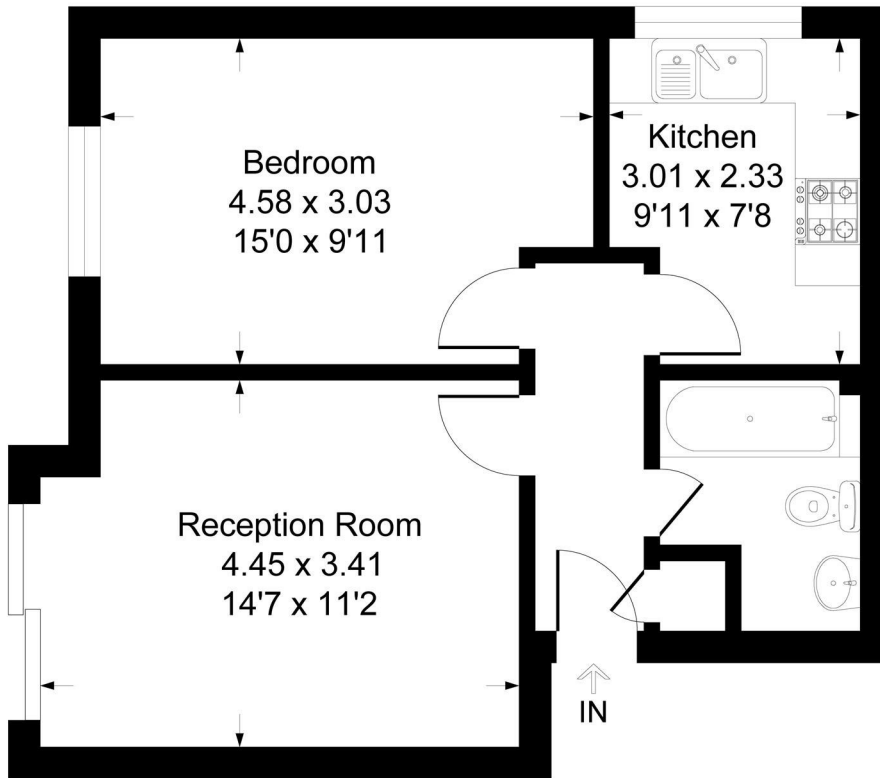
Please contact Land Estates to arrange a viewing.





# Porteus Court, Elm Road, DA1

Approximate Gross Internal Area 44.5 sq m / 479 sq ft



## Ground 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(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	

**EPC Rating: C     Council Tax Band: B**

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



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