

SELLING & RENTING  
HOMES

— Since 2005 —



LAND ESTATES  
SALES, LETTINGS & MANAGEMENT



## DARTFORD ROAD DARTFORD

LEASEHOLD

**£275,000**

- Two bedroom maisonette.
- Private garden.
- Chain free.
- Has its own garage.
- Walking distance to Dartford Train Station and Town Centre.
- Walking distance to Crayford Train Station and Town Centre.
- Walking distance to a variety of schools.
- Lease length - 126 years.
- No service charge or ground rent.

Chain free!

Land Estates are pleased to present this spacious, ground floor, two bedroom maisonette, located in Dartford.

If you are looking for an apartment that benefits from both a private garden and a garage, this may be the property for you.

The property comprises of an entrance hall, a lounge, a kitchen, two double bedrooms and a bathroom.

This property has access to a large private garden and a garage to the rear of the property.

Lease length - 126 years

No ground rent or service charge.

Dartford Road is in a great location and is just short walk from Dartford & Crayford Train Stations, Dartford Town Centre, Crayford Town Centre and a variety of schools. This includes being located on the same road as the Popular Dartford Grammar Schools. There are also a variety of other transport options including a bus stop located on the same road which goes direct to Bluewater and Darent Valley Hospital.

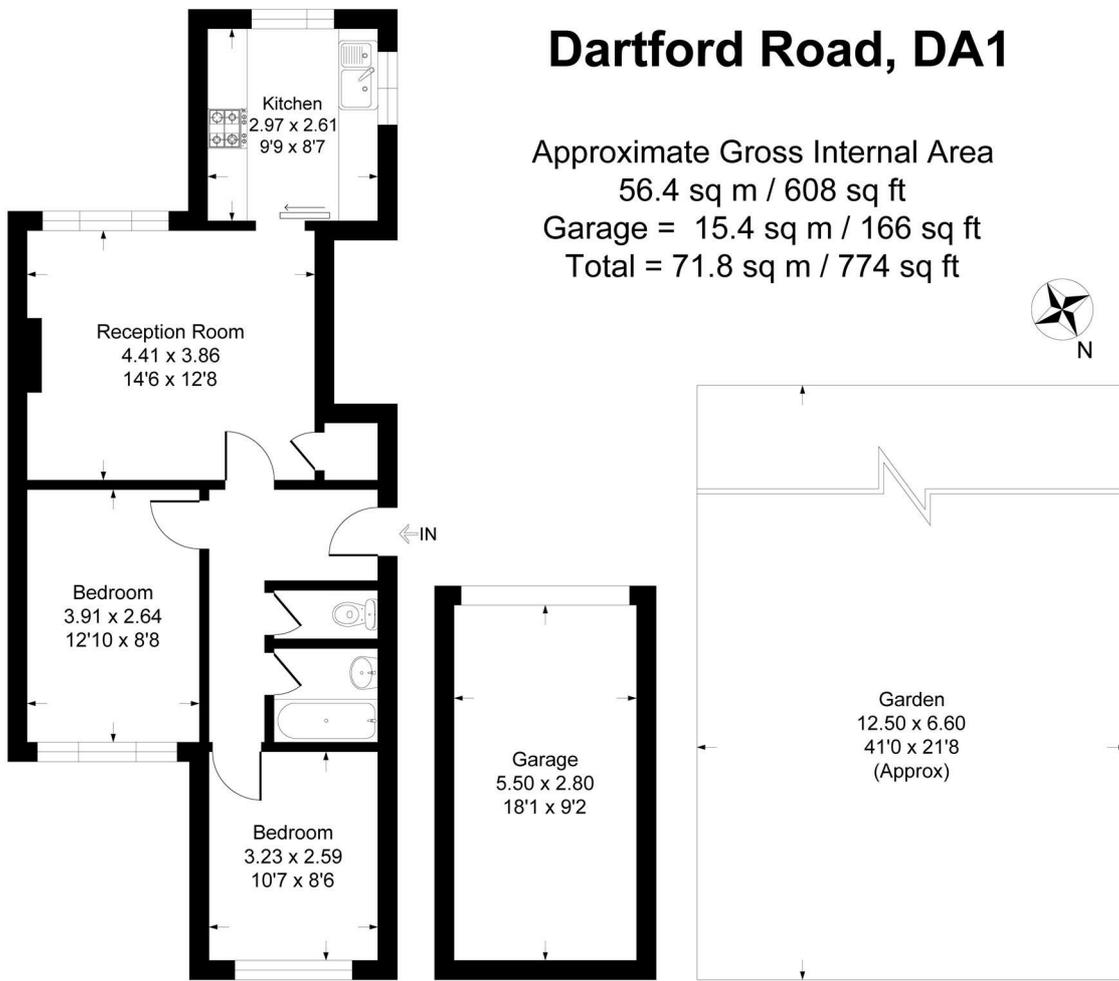
Please contact Land Estates to arrange a viewing.





# Dartford Road, DA1

Approximate Gross Internal Area  
 56.4 sq m / 608 sq ft  
 Garage = 15.4 sq m / 166 sq ft  
 Total = 71.8 sq m / 774 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>		
(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:**      **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

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