

**SELLING & RENTING
HOMES**

— Since 2005 —



LAND ESTATES

SALES, LETTINGS & MANAGEMENT



1 DARTFORD ROAD DARTFORD

£525,000

- Freehold block of three apartments.
- Current annual rent achieved is £36,000. With scope for increase.
- Located in West Dartford.
- Walking distance to Dartford Town Centre.
- All apartments are self contained one bedrooms.
- Communal garden.
- Walking distance to Dartford Train Station.

CALLING ALL INVESTORS – FREEHOLD THREE x ONE BEDROOM APARTMENTS.

Land Estates are delighted to present this excellent investment opportunity: a freehold property comprising three self-contained, one-bedroom apartments.

Each apartment is generously sized and benefits from its own private entrance, along with a lounge, fitted kitchen, bathroom, and double bedroom.

The property also enjoys a large communal rear garden, providing valuable outdoor space for residents.

Ideally located in the highly sought-after West Dartford area, the property is within walking distance to Dartford Train Station and Dartford Town Centre.

This is a rare and attractive opportunity to acquire a freehold building in a strong and popular rental location.

For further information or to arrange a viewing, please contact Land Estates.





Floor plan of the first floor showing the following rooms and dimensions:

- LOUNGE**
3.70m x 3.40m
12'2" x 11'2"
- BEDROOM**
4.09m x 2.60m
13'5" x 8'6"
- HALL**
- SHOWER ROOM**
2.00m x 1.21m
6'7" x 4'4"
- KITCHEN**
2.60m x 1.80m
8'6" x 5'11"

Floor plan of a 1-bedroom apartment. The layout includes a Lounge/Diner, a Bedroom, a Kitchen, a Hall, and a Shower Room. The dimensions for each room are provided in both metric and imperial units.

Room	Dimensions (m)	Dimensions (ft)
Lounge/Diner	4.50m x 3.00m	14'9" x 9'10"
Bedroom	3.21m x 3.00m	10'6" x 9'10"
Kitchen	2.51m x 1.99m	8'3" x 6'7"
Shower Room	1.96m x 1.44m	6'5" x 4'8"

LOUNGE/DINER
4.48m x 3.17m
14'8" x 10'5"

BEDROOM
3.17m x 2.81m
10'5" x 9'3"

HALL

SHOWER ROOM
1.94m x 1.60m
6'4" x 5'3"

KITCHEN
2.98m x 2.30m
9'9" x 7'6"

UP

TOTAL FLOOR AREA : 35.4 sq.m. (381 sq.ft.) approx.
 Effort has been made to ensure the accuracy of the floorplan contained here, but, rooms and any other items are approximate and no responsibility is taken for mis-statement. This plan is for illustrative purposes only and should be used as a guide. The services, systems and appliances shown have not been tested and as to their operability or efficiency can be given.

TOTAL FLOOR AREA: 26.7 sq.m. (295 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

TOTAL FLOOR AREA: 38.1 sq.m. (410 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		72	76
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC



EPC Rating: C Council Tax Band: B

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