

SELLING & RENTING  
HOMES

— Since 2005 —



LAND ESTATES

SALES, LETTINGS & MANAGEMENT



## SYMPATHY VALE DARTFORD

**£350,000**

- Two bedroom house.
- Modern throughout.
- Allocated parking.
- Walking distance to a Fastrack bus-stop.
- Bridge Development.
- Additional downstairs toilet.
- Schools and shops within walking distance.
- Easy access to Dartford Town Centre and Train Station.

GUIDE PRICE - £350k - £375k

Land Estates are proud to bring to the market this two bedroom, end of terrace house, located on the popular Bridge Development in Dartford.

If you are looking for a property that is ready to move into with no required works, then this could be the property for you.

This property consists of an entrance hall, a downstairs toilet, a kitchen and the lounge with patio doors opening to the rear garden . The first floor offers two double bedrooms and a family bathroom.

The property has access to a private garden and allocated parking.

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 home, being located on Sympathy Vale really gets the benefit.

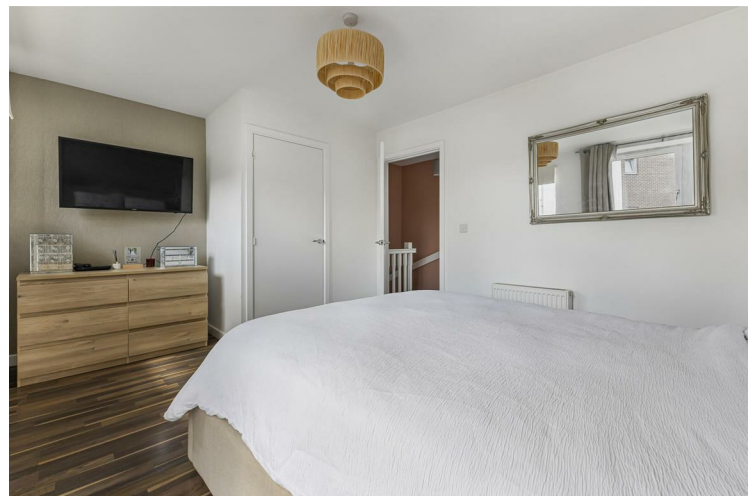
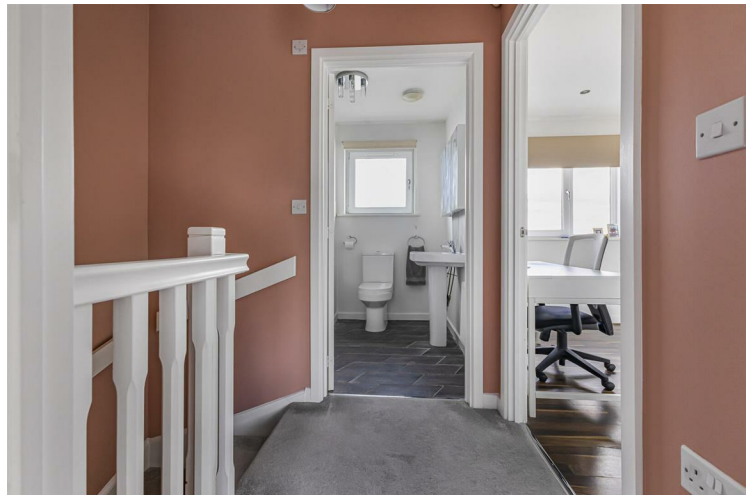
The management company is on site and I am reliably informed that they are extremely helpful. There is CCTV throughout the development which is extremely comforting if you are security conscious.

Annual maintenance charge applies.

Dartford Train Station and Town Centre are also very easily accessible. They are just a short drive away or can be reached by the Fastrack bus service, the bus-stop is located just a few minute walk from Sympathy Vale.

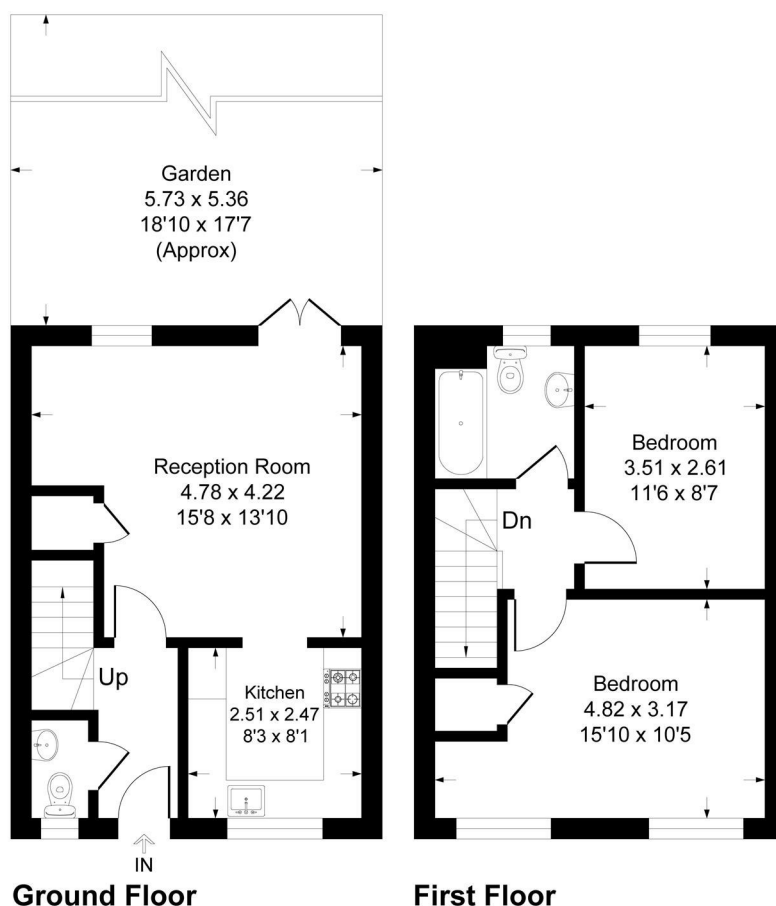
Please contact Land Estates to arrange your viewing.





# Sympathy Vale, Dartford, Kent, DA1

Approximate Gross Internal Area 65.3 sq m / 704 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 |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 83        |
| (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 |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

**EPC Rating: C      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

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