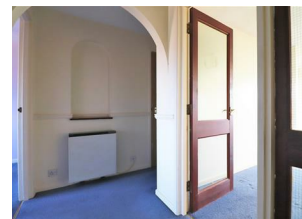


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**KENWYN ROAD**  
**DARTFORD**

Offers Over £170,000

TOTAL APPROX. FLOOR AREA 547 SQ.FT. (50.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given  
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16 Market Street, Dartford, Kent, DA1 1ET

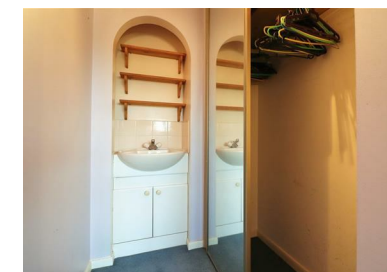
**Anthony Martin**  
Estate Agents

01322 583 033  
dartford@anthonymartin.co.uk  
www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents





If you are looking for your first home or looking for a buy to let property, then this sizeable two bedroom, top floor flat, in need of modernisation, would be ideal for you.

The property is situated just 0.6 miles walk to Dartford station and town centre. The accommodation comprises of a secure communal entrance, hallway with loft access (storage), lounge/diner, kitchen, family bathroom and two good sized bedrooms with the master bedroom boasting a dressing area. Other benefits to note are allocated parking and a communal garden.

Offering a healthy lease, reasonable charges and allowing the buyer to put their own stamp on, this is a real bargain at Offers Over £170,000.

Located on the outskirts of Dartford town centre and minutes away from Dartford mainline station makes this property fantastic for commuters. With an abundance of good schools nearby, education is covered for all ages. The M25 / A2 has great links to all major road networks locally. Bluewater Shopping Centre is the perfect spot for entertaining, shopping and restaurants to keep you busy and is only a 10 minute drive away. Ebbsfleet International Train Station is 15 minutes drive and allows access to the buzz of London in 19 minutes, or Paris within 2 hours.

Call Anthony Martin Estate Agents to view. Awaiting EPC rating.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## KENWYN ROAD

DARTFORD

- Two Bedrooms
- Top Floor Apartment
- In Need Of Modernisation
- Loung/Diner
- Master Bedroom With Dressing Area
- Allocated Parking
- Healthy Lease
- 547 Sq.Ft
- 0.6 Mile Walk To Dartford Station
- Must View For FTB Or BTL

