



TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC



STONES AVENUE DARTFORD

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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



This stunning two bedroom second floor modern apartment is one of the biggest on the development and well presented throughout. Set in the popular 'Bridge Development', it is situated close to the M25 which would suit those who need easy access onto the motorway or for those who need the train as the property comes with two buss passes for the Fastrack which goes straight into Dartford town centre were you will be able to get a train into London.

Being situated on the second floor the property boasts a lift to your apartment. The property comprises of a bright and airy open plan modern kitchen including a lounge/diner.

There are two very spacious bedrooms with the master bedroom benefiting an en suite shower room. There is also a separate family bathroom.

There is an entry phone system and also touch screen computer to advise you of shuttle bus arrivals so you will never miss your bus to Bluewater shopping centre or to the train station.

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 20 minutes drive and allows access to the buzz of London in 19 minutes, or Paris within 2 hours.

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

STONES AVENUE

DARTFORD

- Two Double Bedrooms
- Modern Second Floor Apartment
- Over 700 square foot
- Impressive Open Plan Kitchen/Diner/Lounge
- Close To Shops/School/Bus Stop
- Lift/Stairs
- En-Suite To Master Bedroom
- Parking
- Popular The Bridge Development
- In Catchment Area Of Dartford Bridge Primary School

