

TOTAL APPROX. FLOOR AREA 841 SQ.FT. (78.1 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) <b>A</b>	<b>83</b>	<b>84</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>		
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) <b>A</b>	<b>87</b>	<b>87</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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



TANNERS CLOSE

DARTFORD

Guide Price £210,000



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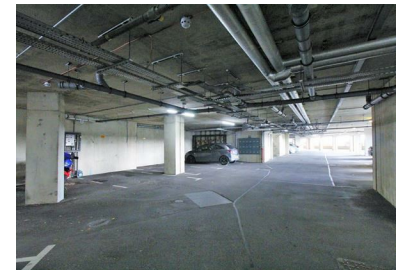
**Anthony Martin**  
Estate Agents

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





Chain free and occupying the entire top floor with no neighbours, is this attractive and spacious one bedroom penthouse apartment. The property itself is being sold for the first time since new and offers a chance for a lucky buyer to get themselves on the ladder. Barnehurst, Slade Green and Crayford main line stations are all close by ideal for commuters. There is a local shop for every day essentials as well as Crayford town centre offering an array of shops.

The property is very spacious and offers open plan living and great decor. The design of the flat also benefits from great views onto Barnehurst golf course. The lounge offers a great space to kick back and relax in and there is a separate dining area to gather round of an evening. What also is different with this flat is a separate kitchen where most offering a kitchen diner. The kitchen is modern and would ideal for those keen chefs out there.

There is a large double bedroom with a Jack and Jill bathroom accessible via the bedroom and also the hallway. The bathroom is modern and fits in well with the rest of the flat.

There is a parking space with this flat via gates.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## TANNERS CLOSE

DARTFORD

- Top Floor Penthouse Apartment
- One Large Double Bedroom
- Open Plan Lounge/Diner
- Jack and Jill Bathroom Suite
- Area: 841 Sq.Ft
- Private Parking Via Gated Entrance
- EPC: B 83
- Ideal First Time Buy
- Located Well For Transport Links.
- Chain Free

