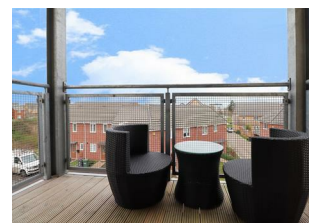




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	87	87
(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		



DARWIN AVENUE  
DARTFORD

Guide Price £220,000

TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.2 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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rightmove.co.uk  
The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

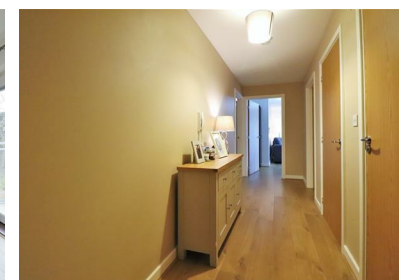
onTheMarket.com

16 Market Street, Dartford, Kent, DA1 1ET

Anthony Martin  
Estate Agents

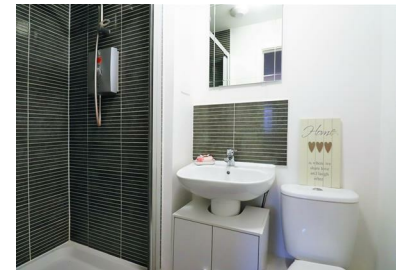
01322 583 033  
dartford@anthonymartin.co.uk  
www.anthonymartin.co.uk

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





Guide Price £220,000 - £240,000. This stunning two bedroom second floor modern apartment. Set in the popular 'Bridge Development' this is the newest phase of the modern estate. The development is situated close to the M25 which would suit those who need easy access onto the motorway. For those who need the train the development offers a shuttle bus that goes straight into Dartford town centre where you will be able to get a train into London.

Being situated on the second floor the building boasts a lift to your apartment. The apartment comprises of a bright and airy open plan modern kitchen including a lounge/diner and also has a balcony perfect for those who wish to have the own outdoor space to sit and relax of an evening.

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

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

## DARWIN AVENUE

DARTFORD

- Two Bedroom
- Two Bathroom
- Latest Phase Of This Popular Development
- Impressive Open Plan Kitchen/Diner/Lounge
- Balcony
- Allocated Parking
- Second Floor
- Stairs/Lift
- Free Fast Track Bus Service

