



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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	88	89
(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		



TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 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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## TANNERS CLOSE DARTFORD

Offers Over £190,000



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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





A popular modern development offering a spacious one bedroom ground floor flat. The next potential buyer could have the chance to take that first step onto the property ladder or even some looking to add a property to their investment portfolio. This property really is one not to miss out on.

The property offers an modern layout and plenty of space to unwind after a hard days work. The property is located within walking distance to Crayford train station and also is within close proximity to Barnehurst golf course for those who love a spot of golf on a Sunday morning.

The property itself offers as mentioned an open plan design with the kitchen just off the lounge area. There is a double bedroom and a modern bathroom suite just off the hallway. For those who love some outside space, the property features a spacious balcony.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## TANNERS CLOSE

DARTFORD

- Modern Purpose Built Flat
- Allocated Parking
- Open Plan Kitchen/Diner/Lounge
- Modern Bathroom Suite
- Area: 635 Sq.Ft
- Quiet Development
- EPC: 84
- Amemities Close By
- Barnehurst Golf Course Stones Throw Away
- Ideal First Time Buy

