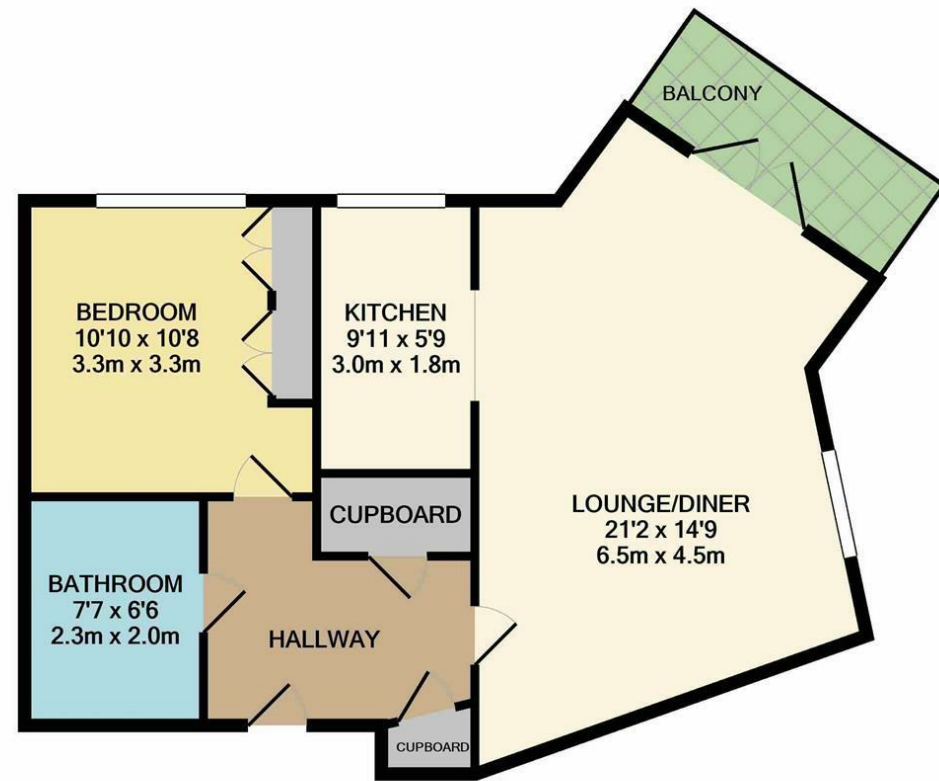


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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



TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 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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CHAPEL DRIVE

DARTFORD

Offers Over £215,000



16 Market Street, Dartford, Kent, DA1 1ET

**Anthony Martin**  
Estate Agents

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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



This stunning one double bedroom first floor apartment with private balcony is situated in the very quiet and sought after Chapel Drive development. Upon entering the property you will find an airy entrance hall leading to the double bedroom and a spacious family bathroom, following that you will come to a large open plan lounge/diner with a fitted kitchen, off the lounge is a sizeable balcony offering views over the chapel. Externally the property comes with one allocated parking space, as well as plenty of parking for visitors.

It is perfectly located with a choice of stations and motorway links available. Trips to London and the continent are never too far away with Dartford, Stone Crossing, Greenhithe and Ebbsfleet International Stations nearby. The property is situated near to the M25, Dartford Crossing and the M2/A2 corridor. Bluewater is also nearby with its extensive choice of shops and restaurants.

This property is a must view! Call Anthony Martin Estate Agents today to book an exclusive viewing.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## CHAPEL DRIVE

DARTFORD

- Chain Free
- 1 Bedroom First Floor Apartment
- Open Plan Layout
- Balcony
- Views Over The Chapel
- Allocated Parking
- Healthy Lease
- Low Charges
- Chapel Drive Development
- Good Transport Links

