



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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		
(69-80) C	68	68
(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		



TOTAL APPROX. FLOOR AREA 457 SQ.FT. (42.5 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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OSBOURNE ROAD
DARTFORD

Offers Over £150,000



Anthony Martin
Estate Agents

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

16 Market Street, Dartford, Kent, DA1 1ET

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



ONE DOUBLE BEDROOM PURPOSE BUILT FIRST FLOOR APARTMENT OFFERED WITH NO FORWARD CHAIN, BRAND NEW KITCHEN, IDEALLY LOCATED FOR ACCESS TO M25 DARTFORD BRIDGE CROSSING/TUNNEL AND A2. The accommodation comprises one double bedroom, bathroom, lounge/diner and brand new kitchen. This is an ideal opportunity for any first time buyer or buy to let investor. EPC.

The lease remaining is 77 years, which we have been informed by the current vendor. This is reflected in the asking price.

Bow Arrow Lane development is situated on the Eastern outskirts of Dartford and is situated just minutes from major transport links including the M25, Dartford bridge/tunnel, M20 and M2/A2. The A2 gives access quite quickly to what many people consider to be the 'centre of the retail universe' namely, Bluewater, with its abundance of high end shops, bars, restaurants and even a multiplex cinema.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

OSBOURNE ROAD

DARTFORD

- One Double Bedroom
- Modern Apartment
- First Floor
- Lounge/diner
- New Modern Kitchen
- Bathroom
- Allocated Parking
- No Onward Chain

