



| Energy Efficiency Rating                                        |           |                                                                                                             |
|-----------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                                                 | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs                     |           |                                                                                                             |
| (92 plus) <b>A</b>                                              |           | <b>83</b>                                                                                                   |
| (81-91) <b>B</b>                                                |           |                                                                                                             |
| (69-80) <b>C</b>                                                | <b>69</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>81</b>                                                                                                   |
| (81-91) <b>B</b>                                                |           |                                                                                                             |
| (69-80) <b>C</b>                                                | <b>64</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  |



TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 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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PADDOCK CLOSE  
DARTFORD  
Fixed Asking Price £200,000



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Estate Agents

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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





Located in a semi rural area and positioned in the heart of South Darenth Village is this charming and extremely well presented two bedroom first floor apartment. The abode comes with a long lease remaining and a garage en-bloc. Inside the property is well presented and very spacious. Comprising a porch, hallway that leads onto a modern and contemporary fitted kitchen along with two bedrooms, lounge and a well presented bathroom. The property is near to a selection of local shops as well bus routes, pubs and quint restaurants. The home is fully double glazed and has gas central heating. Call Anthony Martin estate agents today to view. EPC rating

The property is well situated for schools, parkland, and the village which has a range of shops, friendly restaurants/pubs, as well as bus routes. Farningham Road Train Station is just 0.6 mile away and provides has a direct line into London Victoria. Bluewater is just 5 miles away - approx. 15 minutes in the car, and provides excellent entertainment, shops and restaurants.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## PADDOCK CLOSE

DARTFORD

- Two Bedroom
- First Floor Apartment
- Spacious Throughout
- Lounge
- Modern Kitchen
- Sought After Village Of South Darenth
- Close Farningham Mainline Station
- No Onward Chain
- Communal Gardens
- Garage En-Bloc

