



TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 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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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



CASTALIA COURT DARTFORD

Offers In Excess Of £195,000



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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



Are you looking for your first home or looking for a buy to let property, then this sizeable two bedroom, chain free top floor flat would be ideal for you.

The property is situated a few minutes walk to Dartford Fastrack bus service which offers regular buses directly to Dartford station and town centre. The accommodation comprises of a secure communal entrance, hallway, lounge/diner, fitted kitchen, two good sized bedrooms and a family bathroom. Benefits to note are allocated parking and garden. The added bonus of a large loft offers great storage.

Dartford Bridge Community, St Anselm's Catholic Primary and Our Lady's Catholic Primary School are within 1 mile. The Leigh UTC and Dartford Grammar School are nearby. Dartford Train Station is 0.8 miles away. Bluewater Shopping Center, M25/A2 and Ebbsfleet International train station are a short drive.

Call Anthony Martin Estate Agents to view. Awaiting EPC rating.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CASTALIA COURT

DARTFORD

- Two Double Bedrooms
- CHAIN FREE Top Floor Flat
- Allocated Parking For One
- Dartford Station (0.8 Miles)
- Modern Bathroom With Shower Over
- Contemporary Fitted Kitchen
- 170 Years Lease
- Low Ground Rent And Service Charge
- Good Transport Links
- Dartford Bridge Community Primary School (0.3 miles)

