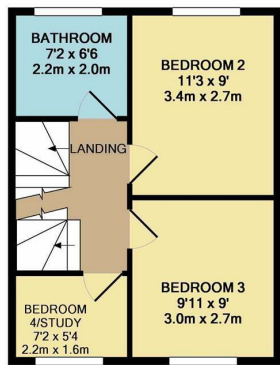
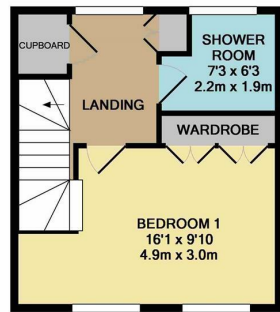


GROUND FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 991 SQ.FT. (92.1 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	82	82
(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	85	85
(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		



FLANDERS COURT

DARTFORD

Guide Price £380,000



Anthony Martin
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



Spacious three storey family home which is situated just a short walk to Dartford town centre and mainline station. The property is situated in a very sought after, secure gated development and comprises of entrance hall, lounge area which is open plan to a fitted kitchen/diner, first floor landing, three bedrooms and a family bathroom. On the top floor you will find a large master bedroom and spacious shower room. Externally there are two allocated parking spaces plus a low maintenance rear garden. So if you are looking for a property in a exclusive location then this lovely home would be perfect for you.

Located on the outskirts of Dartford town centre and minutes away from Dartford mainline station makes this property fantastic for commuters or someone looking for a family home. With an abundance of good schools nearby, education is covered for all ages. The M25 / A2 has great links to all major road networks locally. Bluewater Shopping Centre is the perfect spot for entertaining, shopping and restaurants to keep you busy and is only a 10 minute drive away. Ebbsfleet International Train Station is 15 minutes drive and allows access to the buzz of London in 19 minutes, or Paris within 2 hours.

Call Anthony Martin Estate Agents to view today. EPC rating B.

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

FLANDERS COURT

DARTFORD

- Gated Development
- Great Condition
- Open Plan Layout
- Downstairs W/C
- Allocated Parking For 2
- Close To Town Centre
- 0.5 Miles To Dartford Station
- Outstanding Schools Nearby
- EPC Rating B

