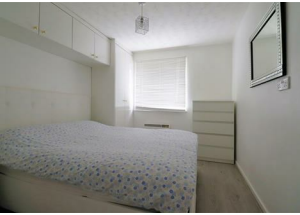


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating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



TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 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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CHURCHILL CLOSE
DARTFORD
Offers Over £160,000



Anthony Martin
Estate Agents

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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



TWO BEDROOM PURPOSE BUILT GROUND FLOOR APARTMENT OFFERED WITH NO FORWARD CHAIN, IDEALLY LOCATED FOR ACCESS TO M25 DARTFORD BRIDGE CROSSING/TUNNEL AND A2. Well presented throughout and ready to move in straight away. The accommodation comprises Two bedrooms, bathroom, lounge/diner and fitted kitchen. This is an ideal opportunity for any first time buyer or buy to let investor.

The current lease we have been informed by the seller is 70 years remaining, ground rent is £334, service charge is £593. The vendor has informed us the lease will not be increased and is being sold at its current term. No information either on the cost to renew/extend the lease.

Located on the outskirts of Dartford Town Centre and just minutes from major transport links including FAST TRACK bus service, M25, Dartford bridge/tunnel, M20 and M2/A2. The A2 gives access quite quickly to Bluewater, with its abundance of high end shops, bars, restaurants and even a multiplex cinema.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CHURCHILL CLOSE

DARTFORD

- Two Bedroom
- Ground Floor Modern Apartment
- 70 Years Lease Remaining
- No Chain
- Priced To Sell
- Lounge/Diner
- Parking
- Close To Fast Track Bus Service/Town Centre
- Well Presented

