

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



**BAKER CRESCENT**  
**DARTFORD**

£1,150



16 Market Street, Dartford, Kent, DA1 1ET

**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



Anthony Martin Estate Agents are delighted to offer you TO LET this stunning 2 Bedroom flat situated on the 2nd floor which is available for immediate occupation.

Internally the property is a great size, boasting a large living room, beautiful kitchen, as well as two double bedrooms and a family bathroom..

The property is conveniently located for Dartford Town Centre, as well as Dartford Mainline station.

Please call us today to book your internal viewing on 01322 583 033 (opt 2)

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## BAKER CRESCENT

DARTFORD

- Stunning Development
- 2 Double Bedrooms
- 1 Bathroom
- Allocated Parking
- Great Location
- Close to Dartford Town Centre
- EPC - C
- Available NOW
- Call Today

