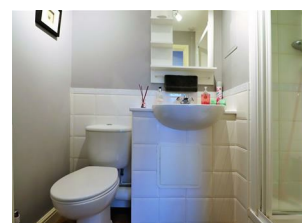


TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 SQ.M.)

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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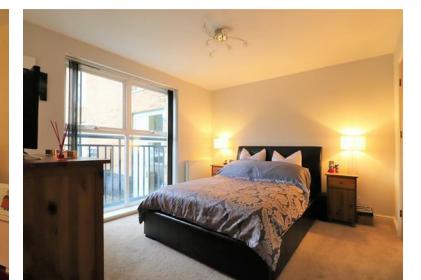
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	84	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		



ESPARTO WAY

DARTFORD

Offers Over £230,000



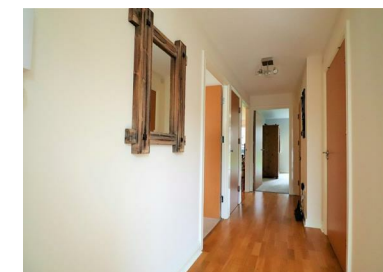
16 Market Street, Dartford, Kent, DA1 1ET

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



Occupying an enviable location overlooking the River Darent in the sought after 'The Mill' development in South Darent - a lovely place to relax and enjoy the surrounding setting. The property is immaculately presented and would make an excellent starter home.

The property comprises a communal entrance with secure entry phone system, an entrance hall with built in storage, a separate kitchen, 15ft lounge / diner which is both light and airy with french doors and boasts a Juliet balcony with views of the River Darent that runs through this beautiful development and has views of the iconic Grade 2 chimney built in 1881. The kitchen has built in and spaces for appliances including washing machine, fridge/freezer, oven and hobs with extractor over. The Family Bathroom has an integrated WC and wash basin, and a bath with shower + screen. The Master Bedroom is a good size and an En-Suite Shower Room, Bedroom Two is also a good size Double Room. Additional benefits to note include double glazing, gas central heating and residents parking.

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 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.

We recommend viewing at your first opportunity.

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

ESPARTO WAY

DARTFORD

- Two Double Bedrooms
- Modern Ground Floor Apartment
- Walking Distance To Mainline Station
- 15ft Lounge/Diner
- Separate Modern Kitchen
- En-Suite To Master Bedroom
- Family Bathroom
- Secure Entry
- Sought After Development
- Parking

