



Cochrane Drive, Dartford, DA1 2GE
Guide price £260,000 Leasehold

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The Homes Group are delighted to present this beautifully presented two bedroom, two bathroom first floor purpose built flat with two balconies located close to Dartford Grammar Schools on the sought after West Hill Park development in West Dartford.

The accommodation comprises of a 19'2 x 15'9 living room and kitchen area with two sets of double doors - one of which leads on to a balcony, a 13'2 x 10'10 master bedroom with its own balcony and en-suite shower room, a 13'7 x 9' second bedroom and a bathroom.

The property benefits from an allocated parking space plus there are communal spaces and a small play park for residents to enjoy too. Dartford town centre and Dartford station are a few minutes walk away.

155 years from 01/06/2006 - 138 years remaining.

We have been advised the current annual ground rent is £396, the review period for the ground rent is every 15 years, details to be verified by sellers solicitors.

We have been advised the current service charge is £132 per month, details to be verified by sellers solicitors.

Communal Entrance

Entrance Hall

Living Room/Kitchen

19'2 x 15'9 (5.84m x 4.80m)

Balcony

10'2 x 3'10 (3.10m x 1.17m)

Master Bedroom

13'2 x 10'10 (4.01m x 3.30m)

Balcony

10'2 x 3'10 (3.10m x 1.17m)

En-Suite Shower Room

6'7 x 5'5 (2.01m x 1.65m)

Bedroom Two

13'7 x 9' (4.14m x 2.74m)

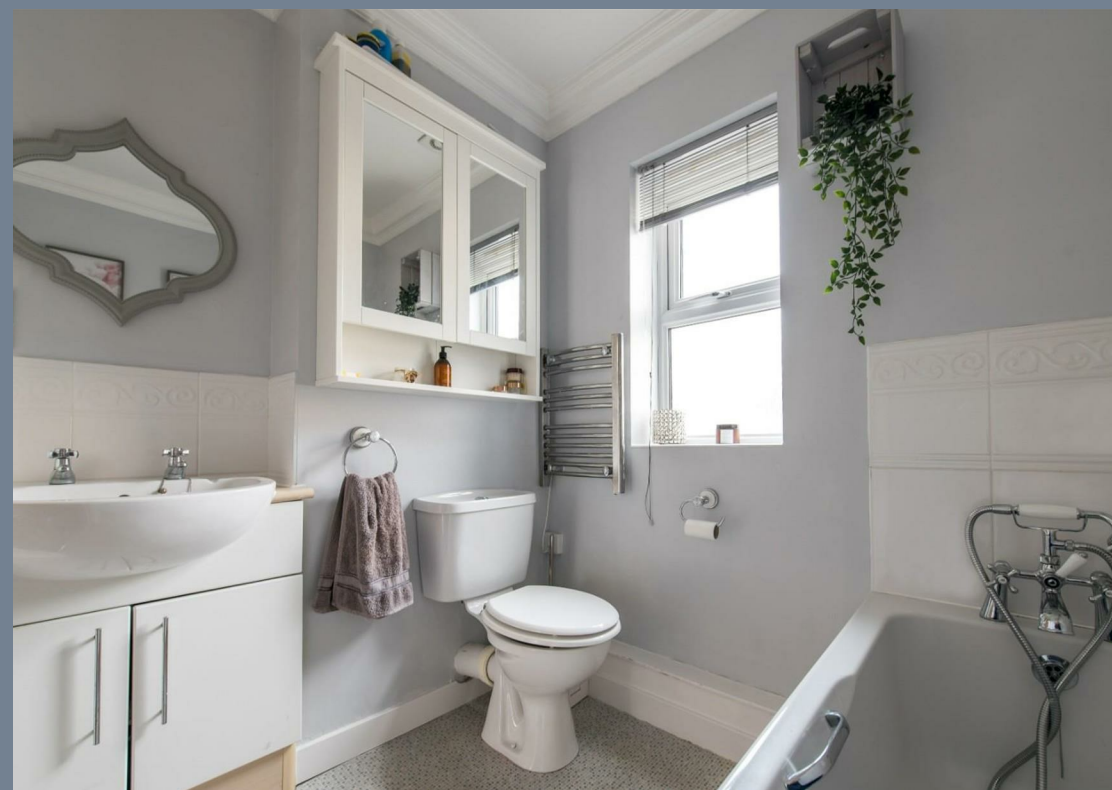
Bathroom

7'1 x 5'8 (2.16m x 1.73m)

Parking

Tenure - Leasehold

Council Tax - Band D



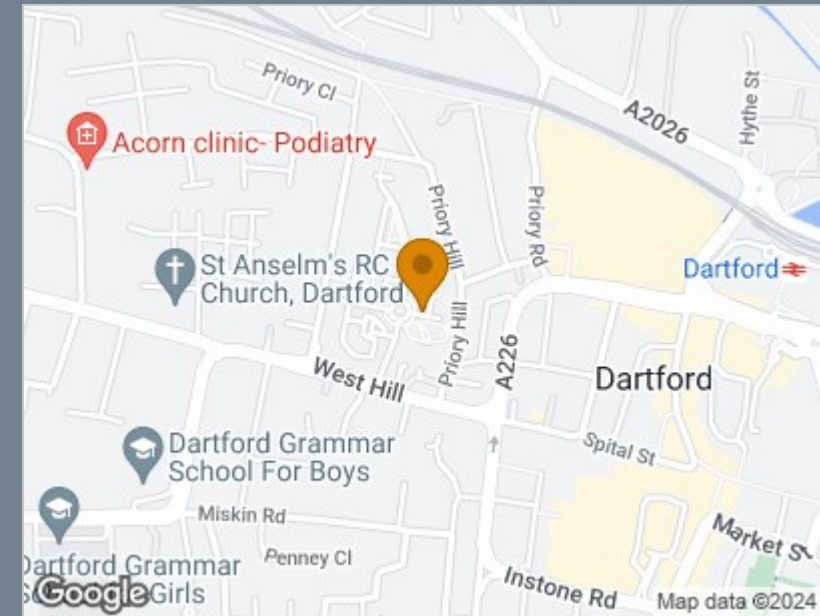


First Floor

Approx. 62.4 sq. metres (672.2 sq. feet)



Total area: approx. 62.4 sq. metres (672.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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