

James Smith Court, Dartford, DA1 5XH  
Guide price £325,000 Leasehold

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The Homes Group are delighted to offer to the market this beautifully presented two double bedroom, the bathroom, double balcony second floor apartment with underground parking located on the popular Langley Square development which is situated within close proximity of Dartford Station and Town Centre.

The accommodation consists of a spacious 22'7 x 15'7 living room with kitchen area and two balconies located to the front and side of the flat. The 16'7 x 9 master bedroom has an en-suite shower room and the second bedroom measures 19' narrowing to 11'2 x 10'4. There is a separate bathroom and underground parking with the property plus a lift to all floors.

Lease: 999 year lease from 2017. Annual ground rent of £350. Annual service charge (for 23/24) £1400. Council Tax - Band D. EPC Rating - B.

### Communal Entrance

### Entrance Hall

### Open Plan Living Room/Kitchen

22'7 x 15'7 (6.88m x 4.75m)

### Master Bedroom

16'7 x 9 (5.05m x 2.74m)

### En-Suite

7'4 x 6'7 (2.24m x 2.01m)

### Bedroom Two

19' x 11'2 x 10'4 (5.79m x 3.40m x 3.15m)

### Bathroom

7'4 x 6'8 (2.24m x 2.03m)

### Front Balcony

13'3 x 5'2 (4.04m x 1.57m)

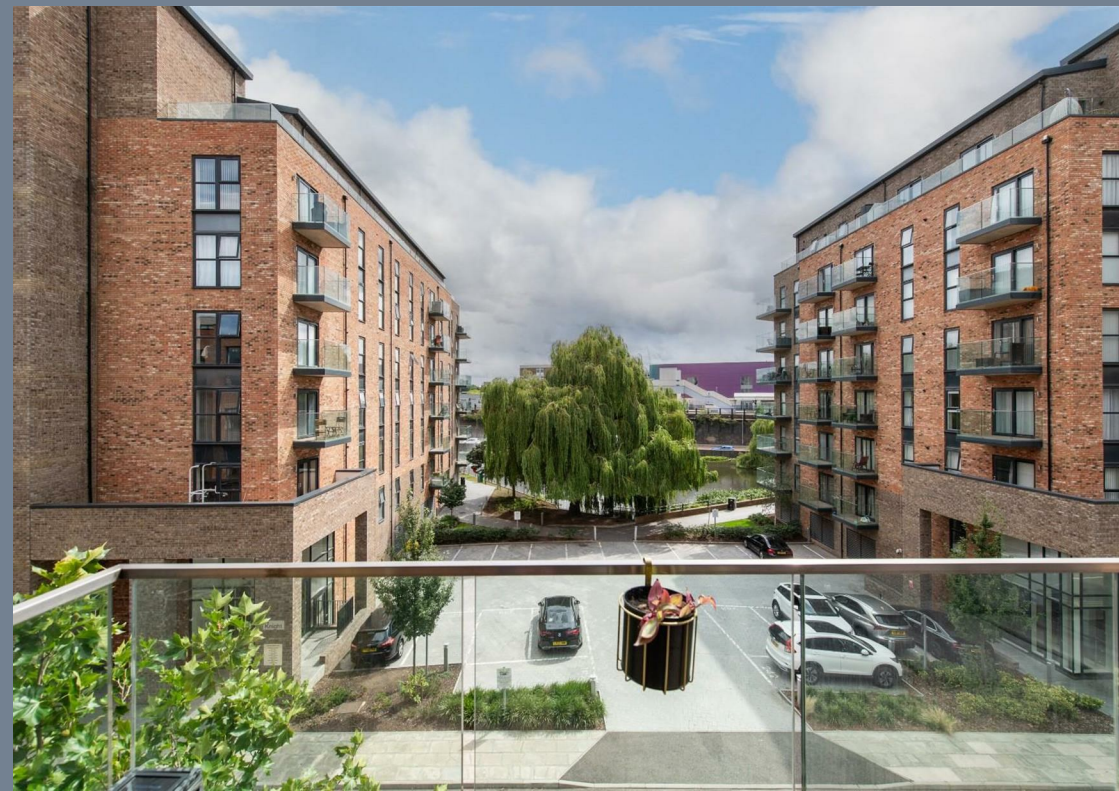
### Side Balcony

13'3 x 5'2 (4.04m x 1.57m)

### Parking

### Tenure - Leasehold

### Council Tax - Band D





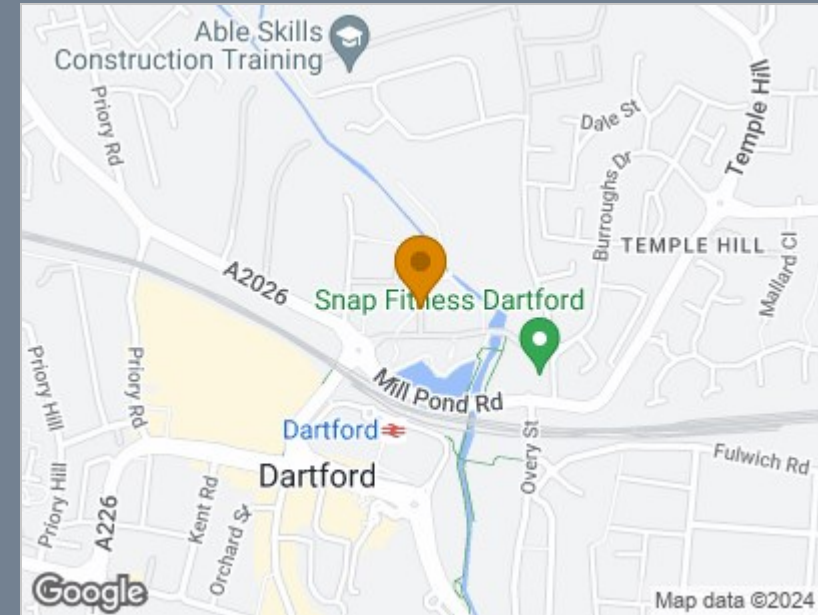



### Third Floor

Approx. 72.6 sq. metres (781.9 sq. feet)



Total area: approx. 72.6 sq. metres (781.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>86</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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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