



Chapel Drive, Dartford, DA2 6FL  
Offers over £365,000 Leasehold

A beautifully presented two double bedroom end of terrace house which forms part of one of the historic buildings located on the sought after development known as The Residence.

The home offers the perfect fusion of contemporary interior design with character features such as high ceilings and large sash windows. Accommodation includes living dining room which leads to the private garden, a modern kitchen with an array of integrated appliances, bright & airy entrance hall and cloakroom. On the first floor is the good-sized bathroom and bedrooms with the master bedroom benefitting from an additional dressing area. We understand, from the owner, that the home also comes with two allocated parking spaces.

The Residence is a collection of converted high specification houses and apartments set within the Grade II listed buildings of the former Stone House Hospital which was built between 1862 and 1866. The development is conveniently located for local schools including the new Stone Lodge Secondary School plus local shops and is a 2 minute drive to the M25 and Dartford river crossing.

Lease Details:- 250 years from 1st January 2012. Ground Rent. £338 per annum & current service charge £111 per month. Information will be verified by the vendors solicitors.

#### Entrance Hall

#### Living/Dining Room

15'7 x 15'4 (4.75m x 4.67m)

#### Cloakroom

#### Kitchen

10'2 x 8'6 (3.10m x 2.59m)

#### Landing

#### Master Bedroom

12'7 x 8'2 (3.84m x 2.49m)

#### Bedroom Two

11' x 8' (3.35m x 2.44m)

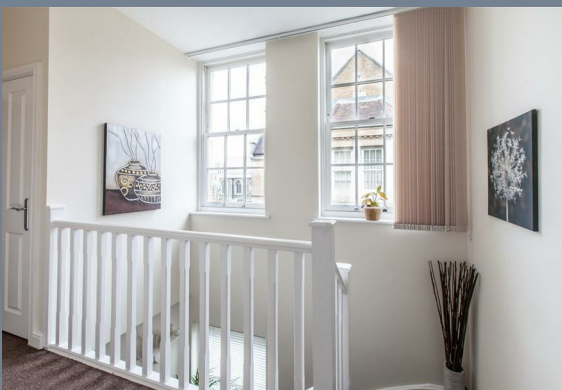
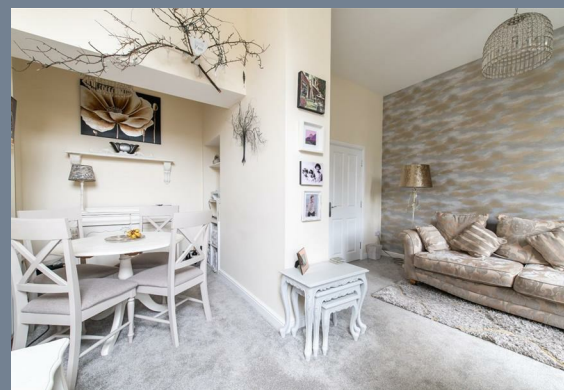
#### Bathroom

#### Garden

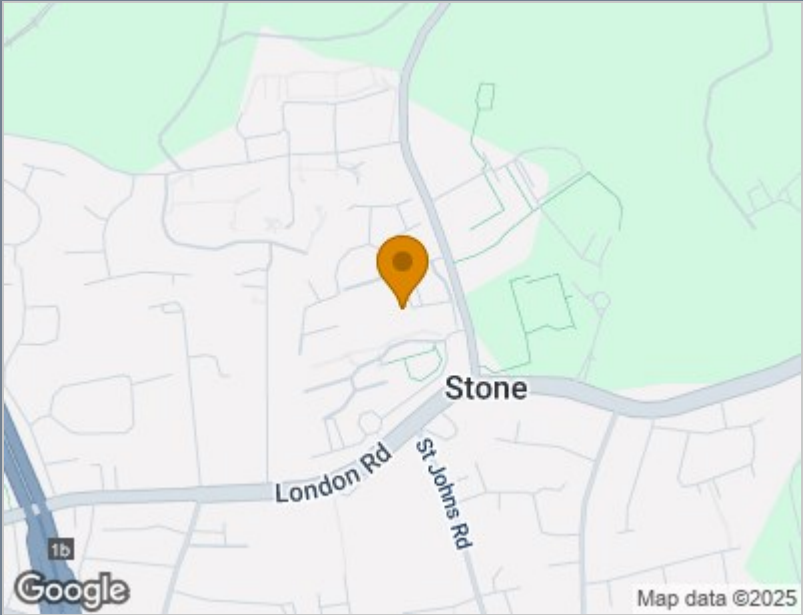
#### Parking


#### Tenure - Leasehold

#### Council Tax - Band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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