



Churchill Close, Dartford, DA1 1QL
Guide price £120,000 Leasehold

Icons representing property features: a house icon, a number '1', a bathtub icon, a number '1', a sofa icon, a number '1', a fire icon, and a 'C' icon.

**** Cash Buyers Only **** The Homes Group are delighted to offer to the market this one bedroom first floor flat located in a popular residential close conveniently situated for the M25/A2 motorway network.

The accommodation comprises of an entrance hall with large airing/storage cupboard, a 16'6 x 10'6 living room, a 7'5 x 6'9 kitchen, a 12'8 x 9'10 bedroom and a bathroom.

The property benefits from an allocated parking space and is offered with no forward chain.

Tenure - Leasehold - Lease Term: 99 years from December 1991 (64 years remaining) - Ground Rent: £383 per annum - Service Charge: We have been advised by the seller that the current service charge is £754.61 per annum. Information will be verified by vendors solicitors.

Entrance Hall

Living Room

16'6 x 10'6 (5.03m x 3.20m)

Kitchen

7'5 x 6'9 (2.26m x 2.06m)

Bedroom

12'8 x 9'10 (3.86m x 3.00m)

Bathroom

Allocated Parking Space

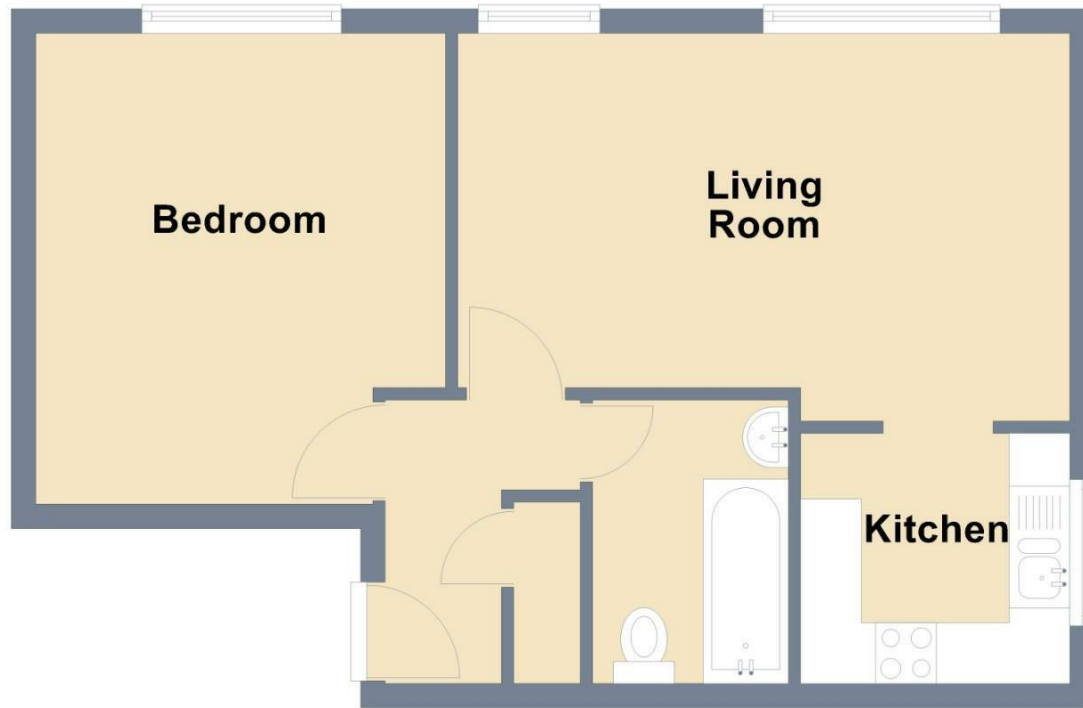
Tenure - Leasehold

Council Tax - Band B

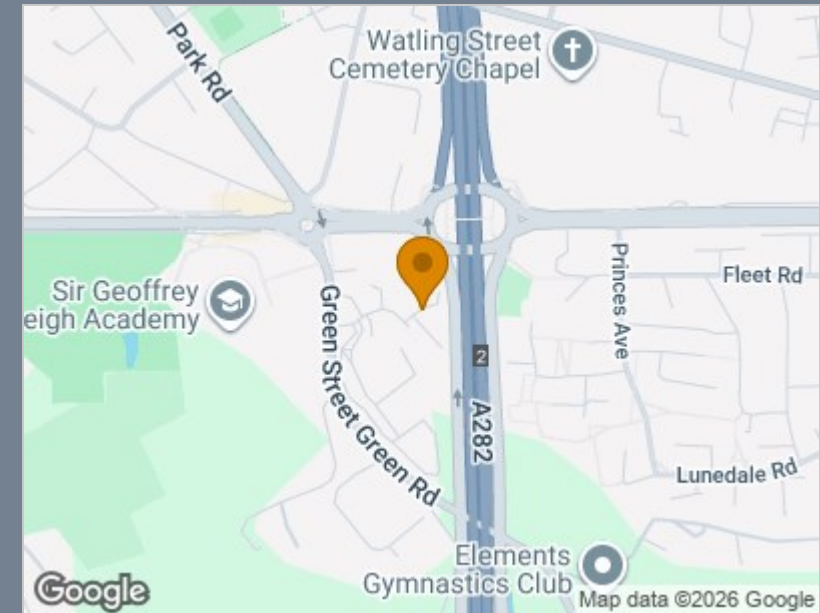




First Floor



Total area: approx. 41.2 sq. metres (443.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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 on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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