



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



**** 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

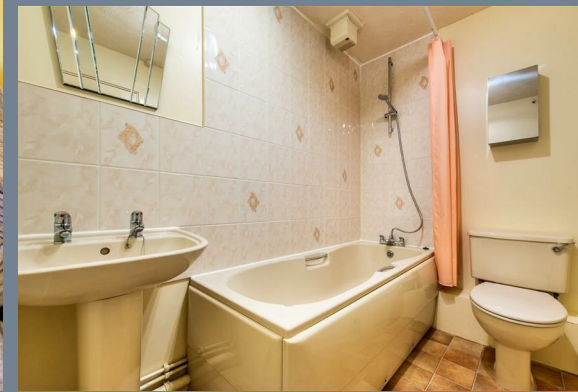
12'8 x 9'10 (3.86m x 3.00m)

Bathroom

Allocated Parking Space

Tenure - Leasehold

Council Tax - Band B

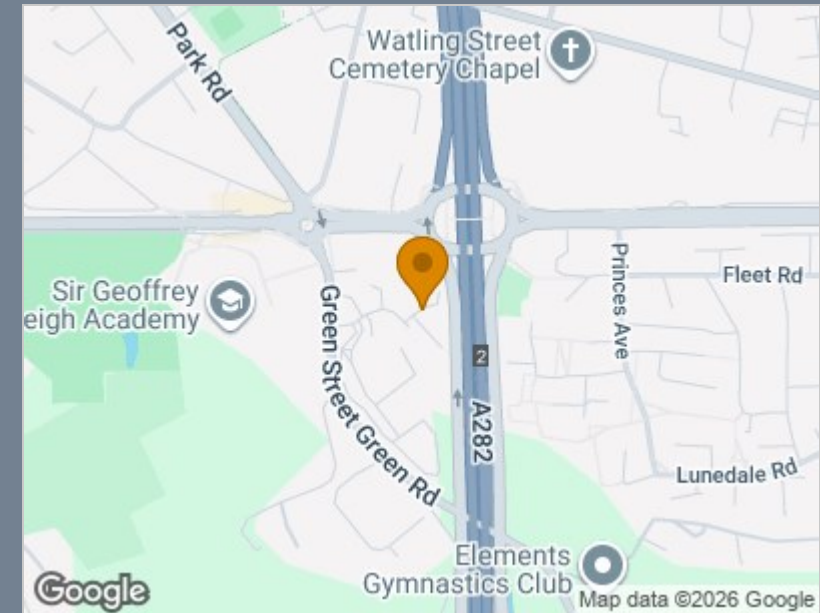




First Floor



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		
(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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