



Laurence Rise, Dartford, DA2 6FX
Guide price £260,000 Leasehold

 2  2  1  B

The Homes Group are delighted to present this well presented, two double bedroom first floor flat which boasts an 18'7 x 13'5 Living Room/Kitchen with a south facing balcony, an en-suite shower room to the master bedroom, a separate bathroom and an allocated parking space.

The property is located within 1 mile of Stone Crossing station and 1.3 miles of Dartford Station plus junction 1A of the M25 is within half a mile. Bluewater is 5 minutes away by car and there a number of local shops and services within a half mile walk of the flat. The new Stone Lodge secondary school and two primary schools are also within a short walk of the flat as is the Dartford Valley Community Rugby Club.

Tenure: Leasehold. Term: 155 years from 1st September 2013.

Ground Rent: The ground rent £200 per annum and is reviewed on every 15th anniversary.

Ground rent reviewed by RPI (retail price index). Service Charge: We have been advised by the seller that the current service charge is £1451.60 per annum and is paid in two instalments a year.

All information to be verified by sellers solicitor.

Communal Entrance

Entrance Hall

15'6 x 8'7 (4.72m x 2.62m)

Living Room/Kitchen

18'7 x 13'5 (5.66m x 4.09m)

Balcony

11'6 x 4'1 (3.51m x 1.24m)

Bedroom One

11'8 x 10'10 (3.56m x 3.30m)

En-suite Shower Room

Bedroom Two

13'5 x 8'3 (4.09m x 2.51m)

Bathroom

Allocated Parking Space

Tenure - Leasehold

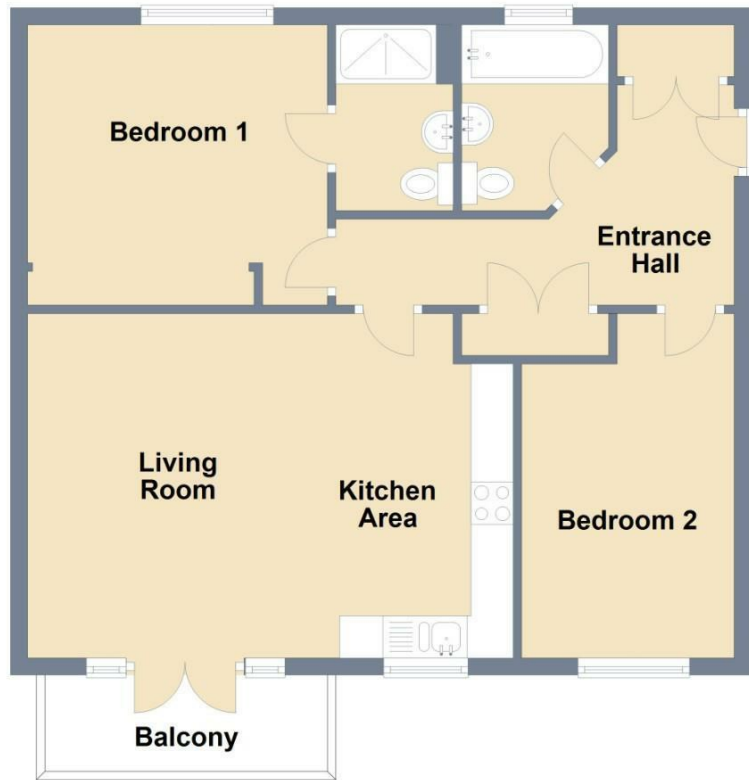
Council Tax - Band D



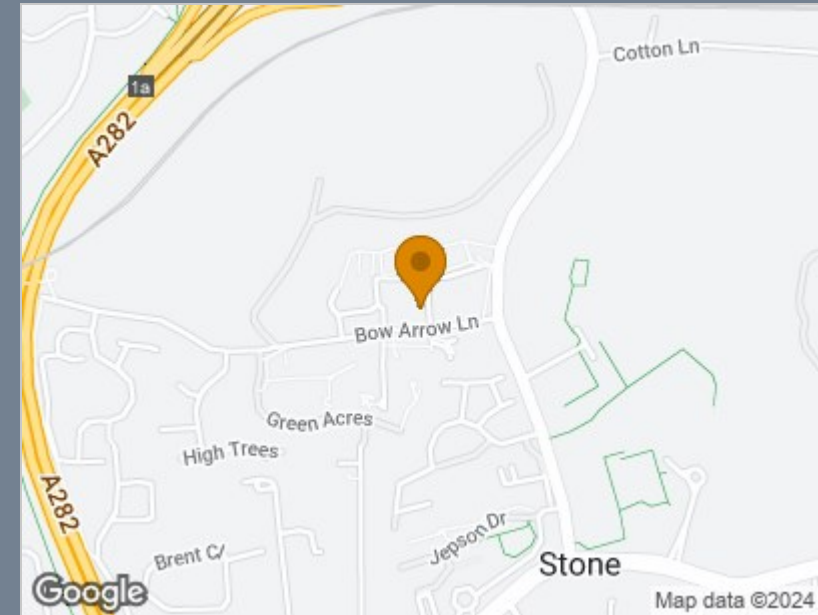


First Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



Total area: approx. 63.0 sq. metres (678.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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 Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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