THE HOMES GROUP

James Smith Court, Dartford, DA1 5XH

Guide price £325,000 Leasehold

2 2 1 B

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)

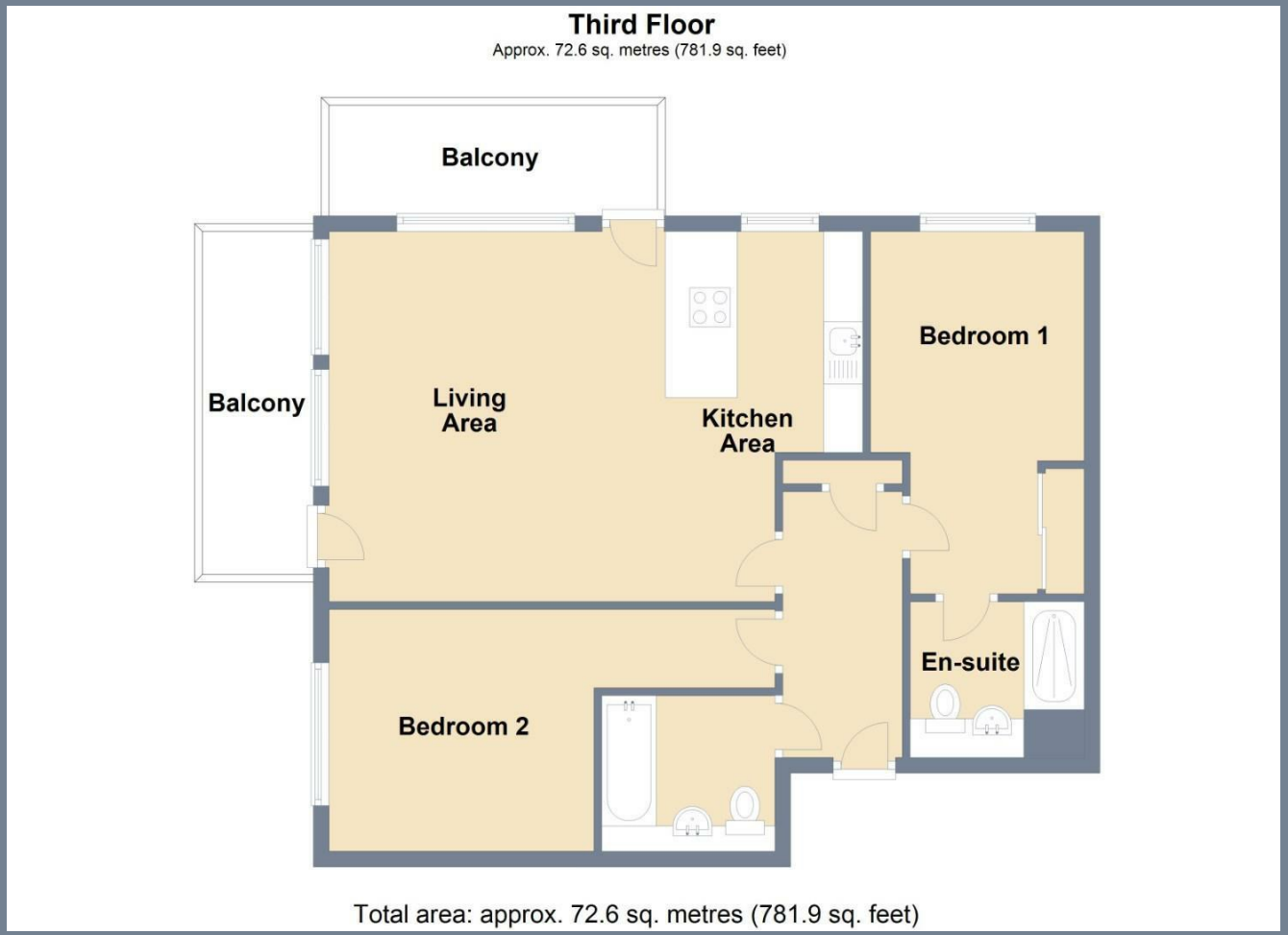
Front Balcony
13'3 x 5'2 (4.04m x 1.57m)

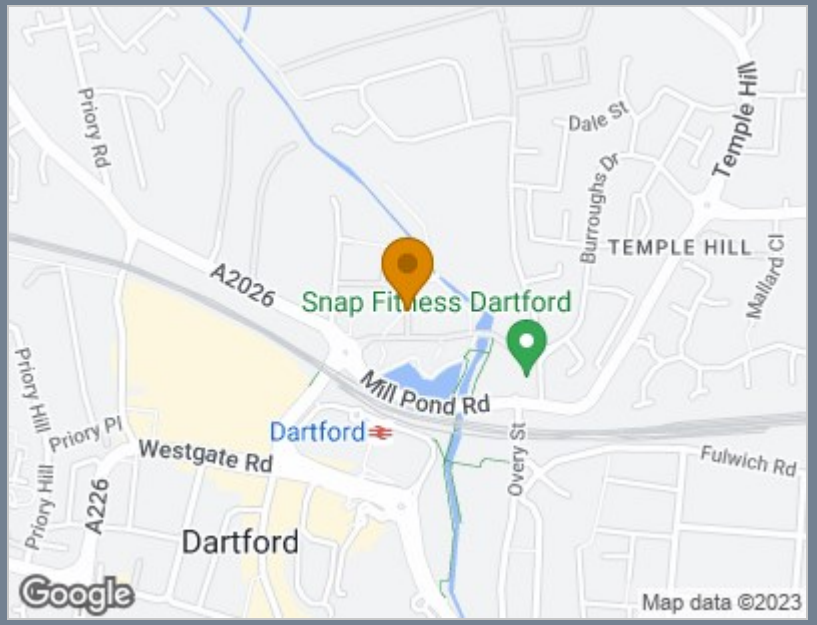
Side Balcony
13'3 x 5'2 (4.04m x 1.57m)

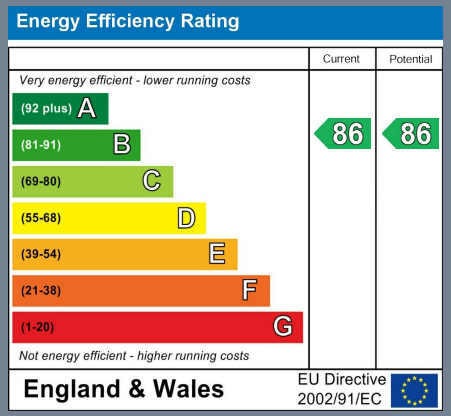
Parking

Tenure - Leasehold

Council Tax - Band D







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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