



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

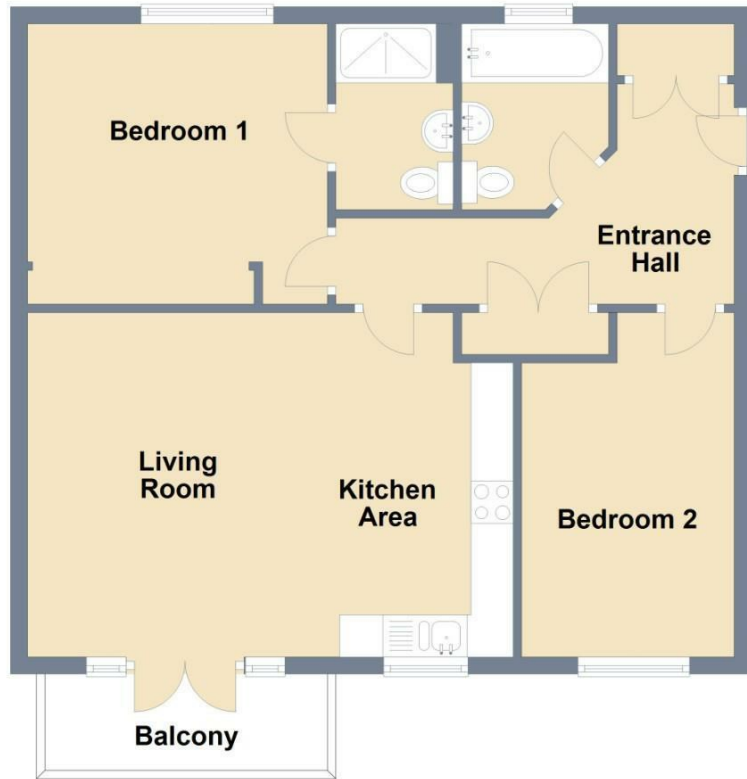
#### Council Tax - Band D



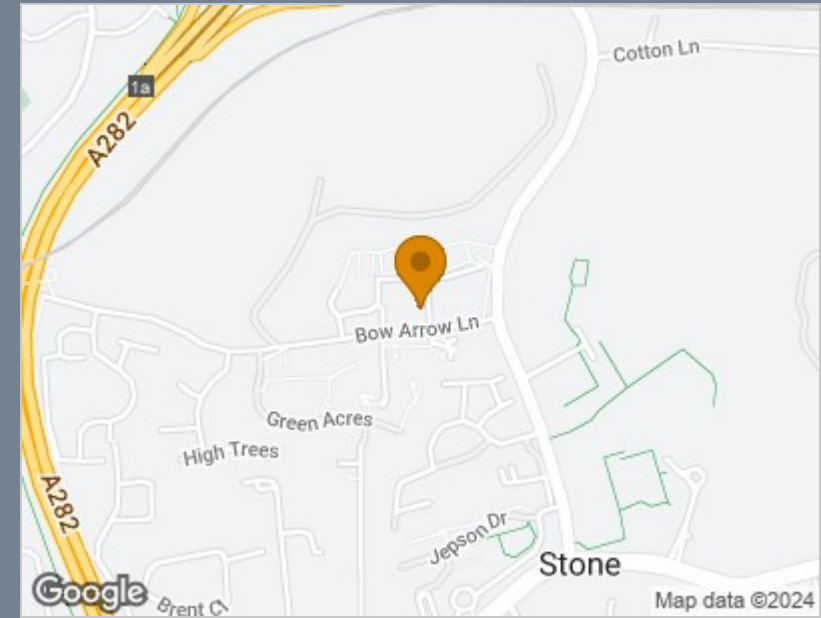


### First Floor

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.