



Kenwyn Road, Dartford, DA1 2TJ
Asking price £180,000 Leasehold



A bright and beautifully presented one bedroom top floor flat with a view of the River Darent to the rear which is located within half a mile of Dartford Town Centre and station.

The property benefits from a 15'8 x 13' open-plan living and kitchen area, 10'8 x 9' bedroom, bathroom with shower over the bath and allocated parking space to the rear plus a large storage cupboard in the hall.

Lease Details -

Lease expires 1/4/2113 - 91 years remaining

Last service charge (oct 2022 - march 2023) was £453 for the half year which is paid monthly. - details to be verified by sellers solicitor.
Please note that there is no ground rent associated with the property. - to be verified by sellers solicitor.

Entrance Hall

Living Room/Kitchen

15'8 x 13' (4.78m x 3.96m)

Bedroom

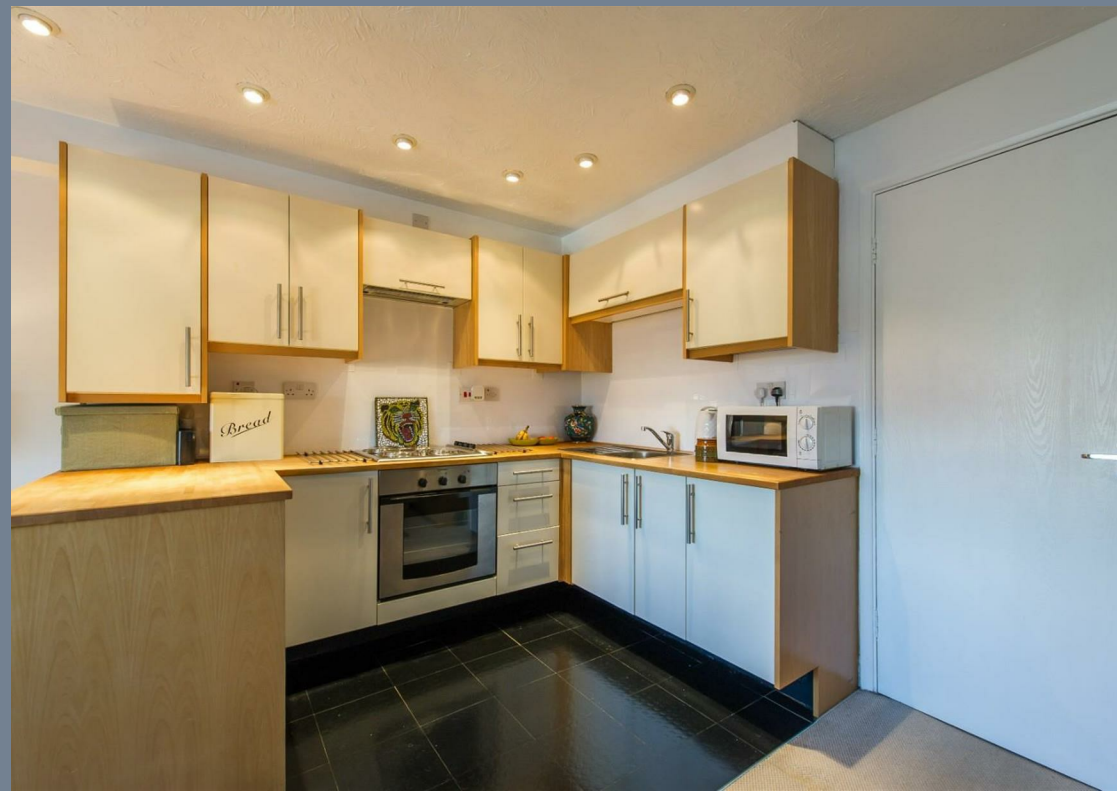
10'8 x 9' (3.25m x 2.74m)

Bathroom

Parking

Tenure - Leasehold

Council Tax - Band B



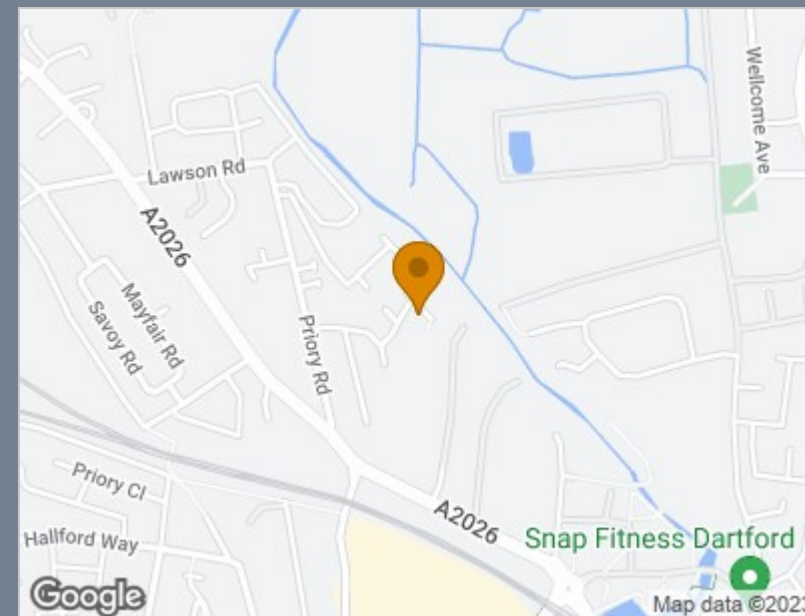


Second Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 36.1 sq. metres (389.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(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.

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.

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