



The Homes Group are delighted to offer this refurbished, ground floor studio maisonette which is located within close proximity of Dartford Town Centre and Train Station. The current owners have renewed the kitchen, shower room, the heating, flooring and freshly decorated the entire property too.

The maisonette has its own front door that leads into the 17'10 x 10'1 studio room which has a large double glazed bay window to the front. The kitchen has wall and base units to three sides with a built in electric oven and hob plus the fridge freezer and washing machine will remain. From the studio room is a door to an inner lobby which leads into the shower room and has doors to a large storage cupboard and the airing cupboard.

The property has one allocated parking space and is offered with no forward chain.

Lease extended in June 2022 to 154 years with 151 remaining and is subject to: £60 per annum ground rent. This is fixed for the terms of the current lease. £700 a year current service charge. All details to be verified by sellers solicitor.

**Knights Manor Way, Dartford, DA1 5SH**  
**Guide price £150,000**

**Studio Room**  
17'10 x 10'1 (5.44m x 3.07m)

**Kitchen**  
7'2 x 6'7 (2.18m x 2.01m)

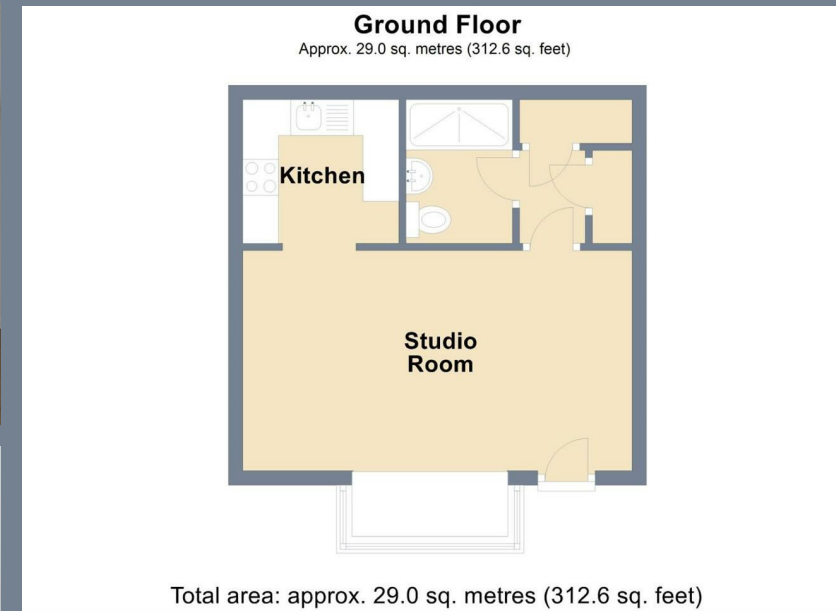
**Inner Lobby**

**Shower Room**

**Parking**

**Tenure - Leasehold**

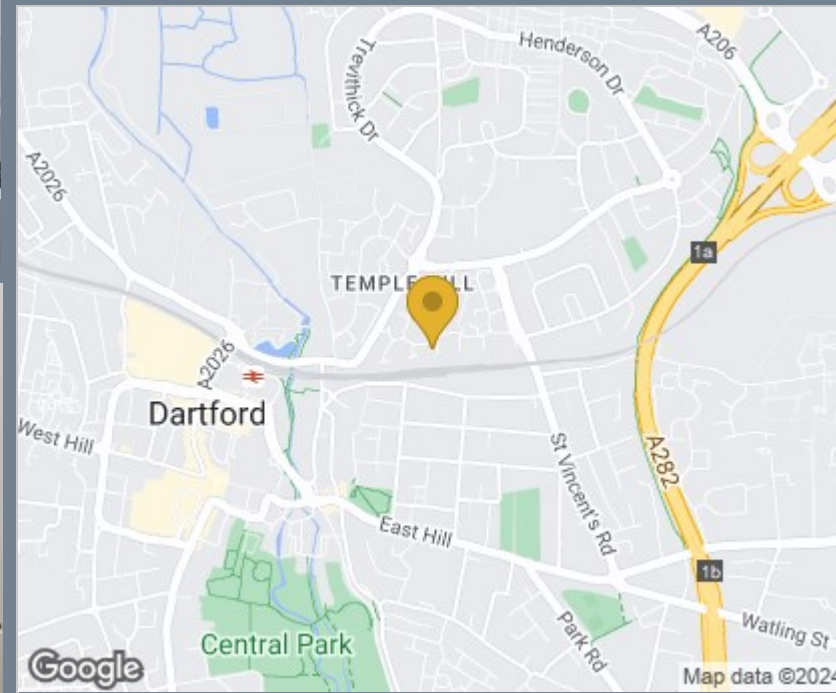
**Council Tax - Band A**



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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 78                      | 82        |
|   | EU Directive 2002/91/EC |           |
| <b>England &amp; Wales</b>                  |                         |           |

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