



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)

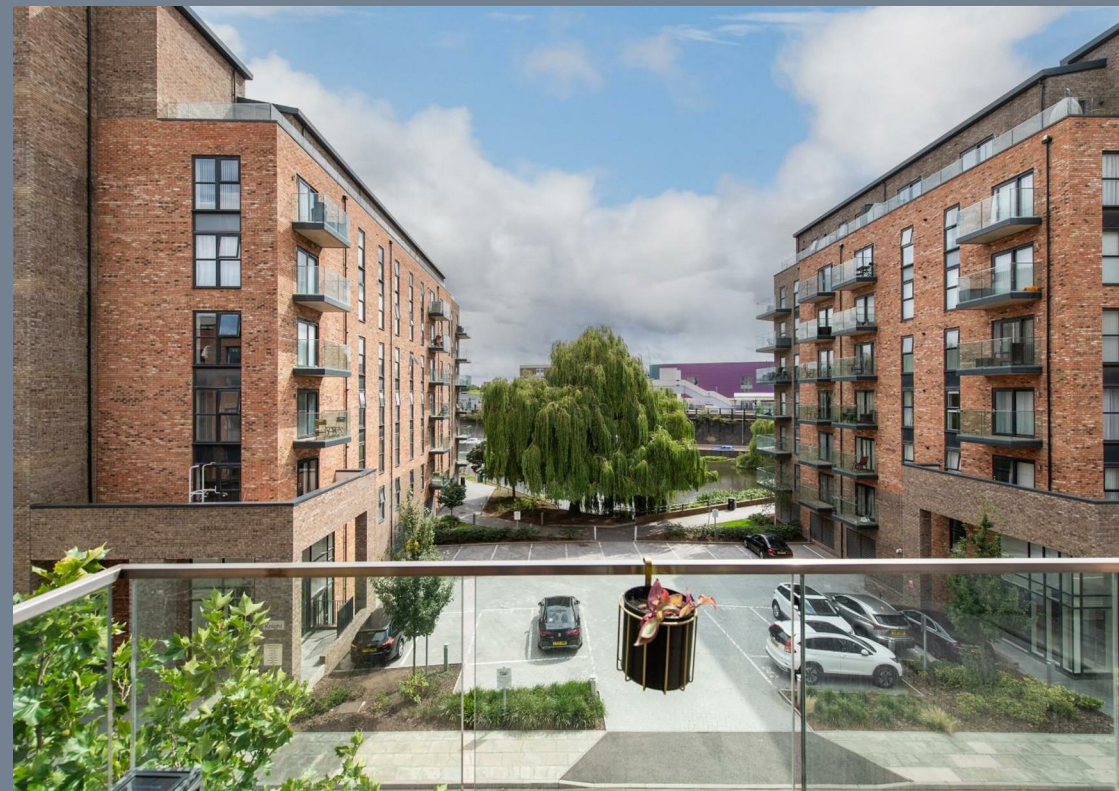
Side Balcony

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

Parking

Tenure - Leasehold

Council Tax - Band D



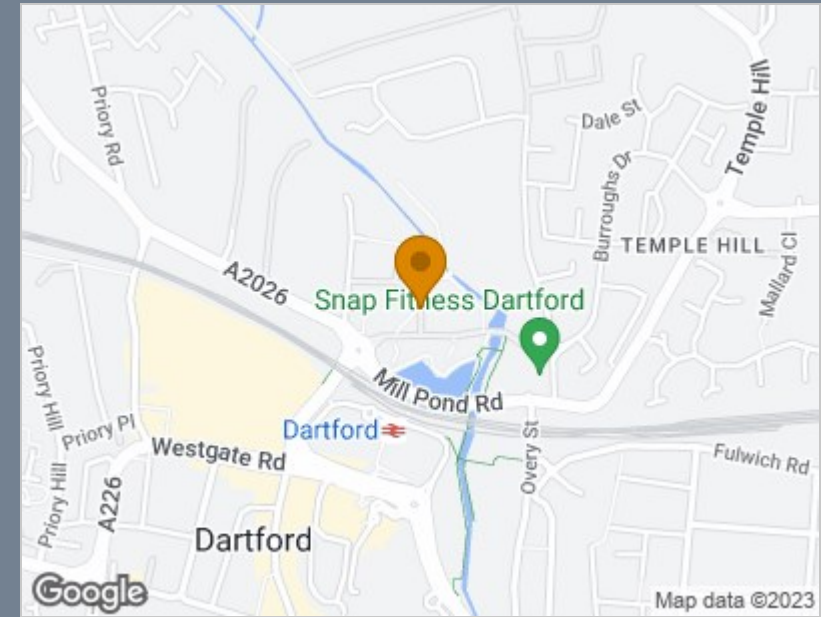


Third Floor

Approx. 72.6 sq. metres (781.9 sq. feet)



Total area: approx. 72.6 sq. metres (781.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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.