



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



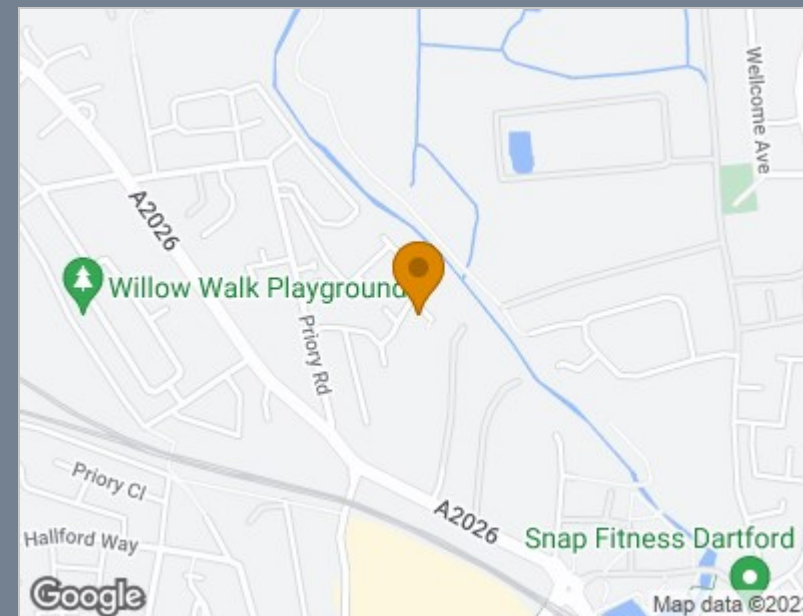


### Second Floor

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			
<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.

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