



Chapel Drive, Dartford, DA2 6FF  
Guide price £400,000 Leasehold

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Guide Price £400,000 - £425,000. A beautifully presented two double bedroom house which forms part of one of the historic buildings located on the sought after development known as The Residence.

This particular two storey home forms part of the old bakery and boasts many features including a 19'1 x 12'9 living room with bi-fold doors leading out to the private rear garden, a separate 19'2 x 10'4 fitted kitchen/diner, cloakroom, bathroom, en-suite shower room and two allocated parking spaces at the front of the house.

The ground floor accommodation comprises of the living room, kitchen/diner, cloakroom and entrance hall with stairs up to the first floor. Upstairs there are two double bedrooms both with roof windows to the front, an en-suite shower room to the main bedroom and a family bathroom.

The Residence is a collection of converted high specification houses and apartments set within the Grade II listed buildings of the former Stone House Hospital which was built between 1862 and 1866. The development is conveniently located for local schools including the new Stone Lodge Secondary School plus local shops and is a 2 minute drive to the M25 and Dartford Tunnel.

Lease Details:- 241 years remaining. £329.45 a year Ground Rent. £120 a month service charge. To be verified by the vendors solicitors.



#### Entrance Hall

20' x 3'6 (6.10m x 1.07m)

#### Cloakroom

6'6 x 4'4 (1.98m x 1.32m)

#### Living Room

19'1 x 12'9 (5.82m x 3.89m)

#### Kitchen/Diner

19'2 x 10'4 (5.84m x 3.15m)

#### Landing

8'7 x 6'3 (2.62m x 1.91m)

#### Bedroom One

13'4 x 12'1 (4.06m x 3.68m)

#### En-Suite Shower Room

9'1 x 7'10 (2.77m x 2.39m)

#### Bedroom Two

12'1 x 9'6 (3.68m x 2.90m)

#### Bathroom

9'3 x 5'5 (2.82m x 1.65m)

#### Garden

24'4 x 20'8 (7.42m x 6.30m)

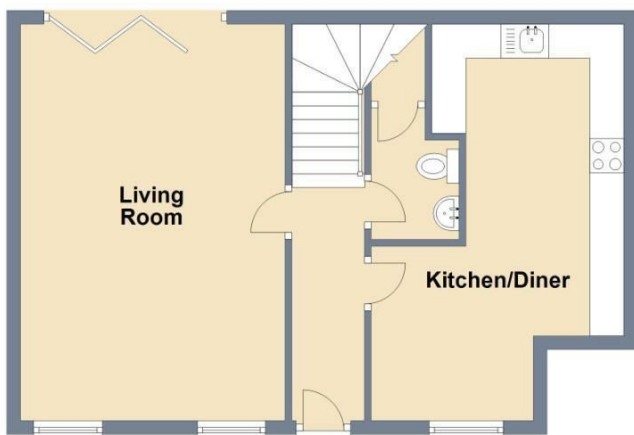
#### Allocated parking





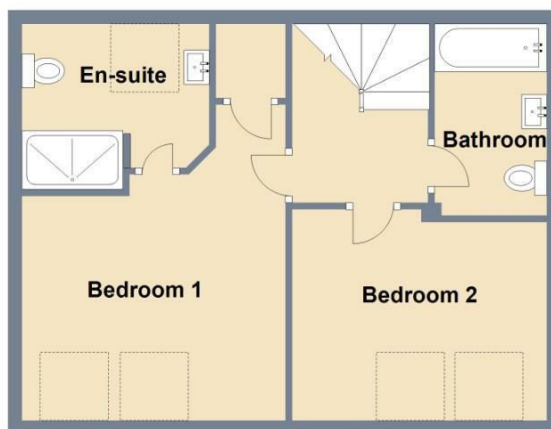
### Ground Floor

Approx. 49.9 sq. metres (536.6 sq. feet)

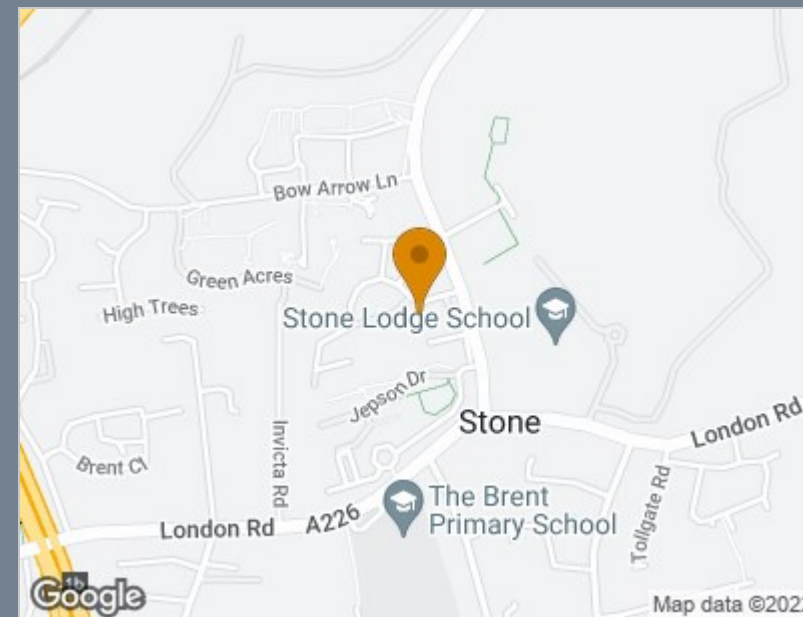


### First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 94.7 sq. metres (1019.0 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 79                         | 80        |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Viewing

Please contact our 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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