THE HOMES GROUP

James Smith Court, Dartford, DA1 5XH

Guide price £250,000 - £265,000 Leasehold

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Guide Price £250,000 - £265,000. The Homes Group are delighted to offer to the market this immaculately presented One bedroom third floor apartment that overlooks one of the courtyard gardens situated at the popular Langley square development located opposite Dartford Station.

The accommodation comprises of an entrance hall with storage cupboard, an impressive 23'7 x 14'8 Living room with open Kitchen area, the 13'7 x 10'8 bedroom with access to the balcony that overlooks the courtyard gardens to the rear and the stylish 7'5 x 6'7 bathroom.

There is an allocated parking space in the secure undercroft parking area and a lift to all floors. The property is located within close proximity of Dartford Station and Town Centre.

Lease: 999 year lease from 2017. Annual ground rent of £300. Ground rent commenced 1st Jan 2016. The next review is due 1st January 2026. The review is carried out using the RPI method. Annual service charge (for 23/24) £1400. Council Tax - Band C. EPC Rating - B.

Communal Entrance Hall

Entrance Hall

Living Room/Kitchen Area
23'7 x 14'8 incorporating kitchen (7.19m x 4.47m incorporating kitchen)

Kitchen Area

Bedroom
13'7 x 10'8 (4.14m x 3.25m)

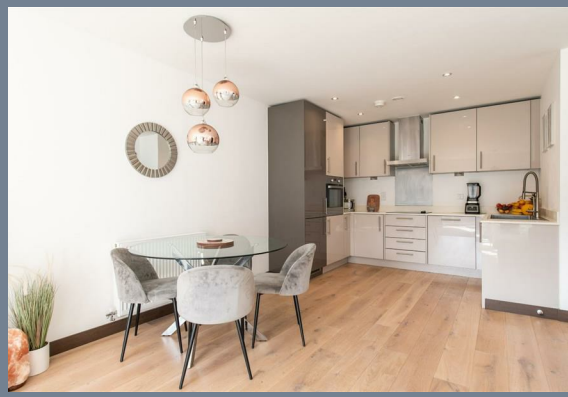
Bathroom
7'5 x 6'7 (2.26m x 2.01m)

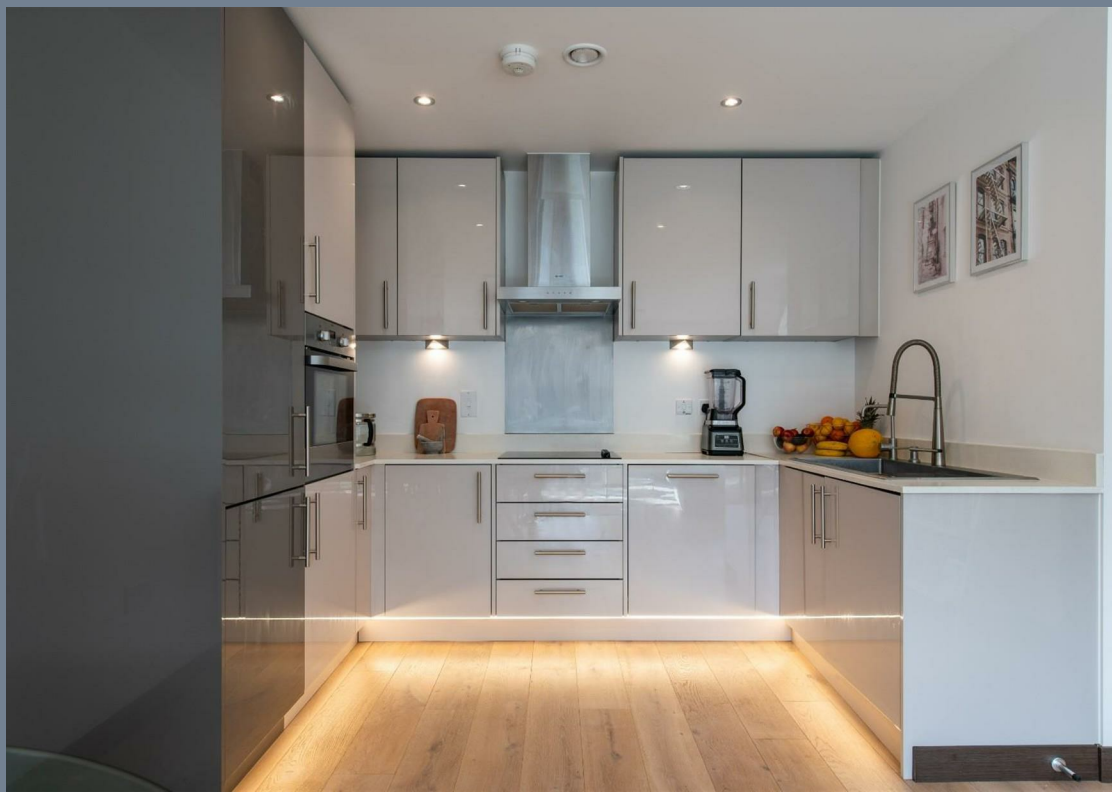
Balcony
12'9 x 5'3 (3.89m x 1.60m)

Parking

Tenure - Leasehold

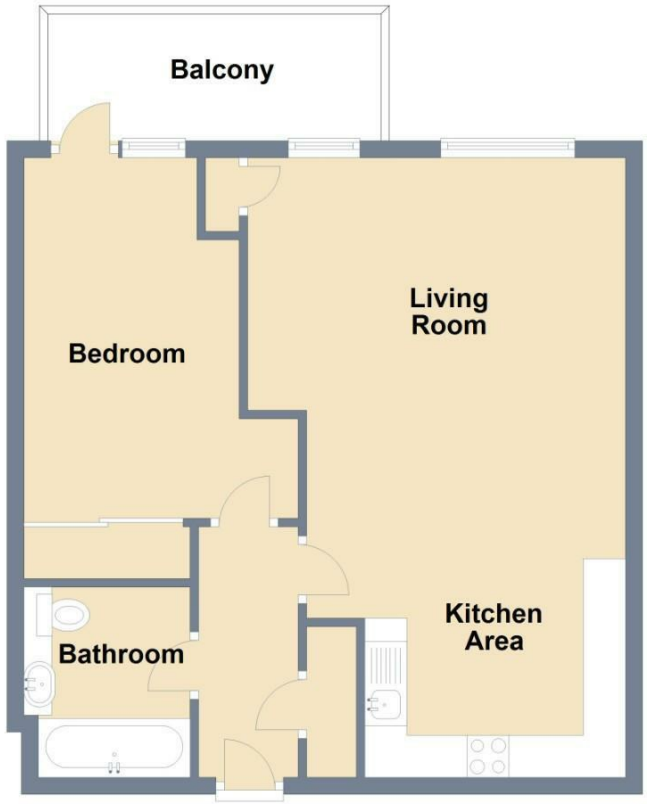
Council Tax - Band C



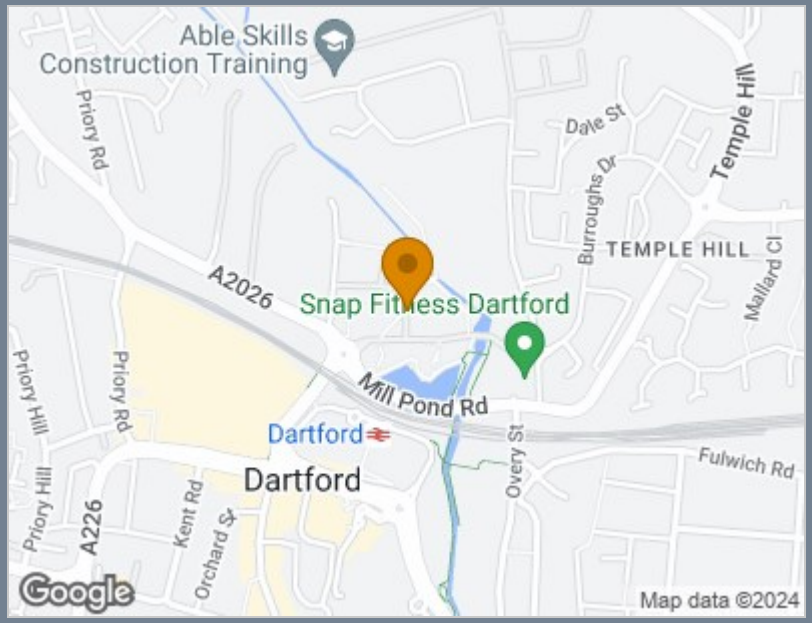


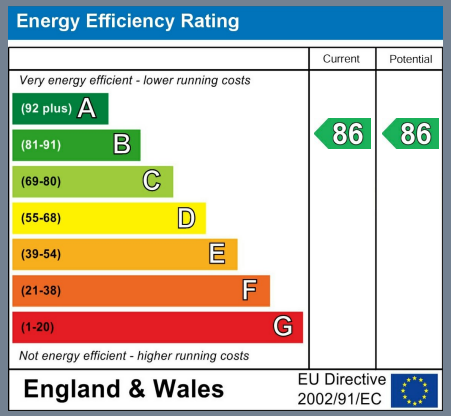
Third Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 52.3 sq. metres (562.5 sq. feet)





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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