



THE  
HOMES  
GROUP



**James Smith Court, Dartford, DA1 5XH**  
**Offers in excess of £250,000 Leasehold**



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



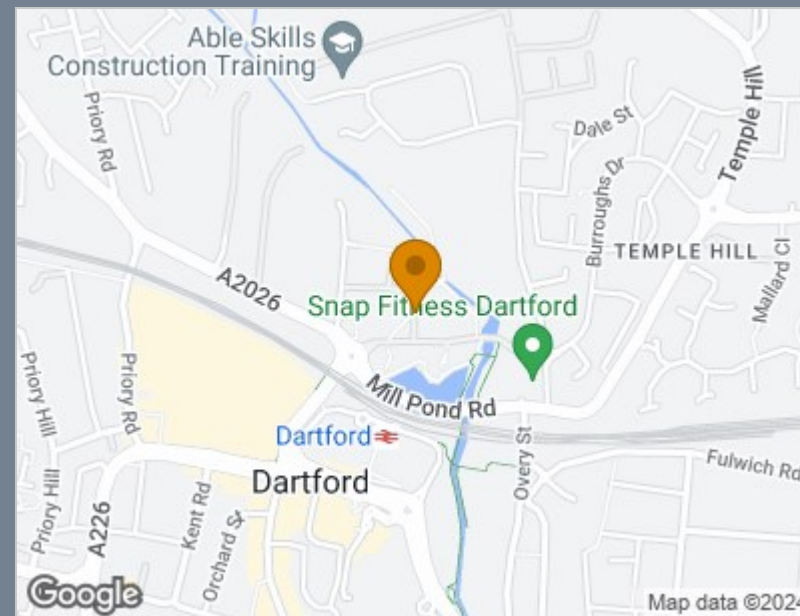


### Third Floor

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



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



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

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.