



Churchill Close, Dartford, DA1 1QL  
Guide price £120,000 Leasehold

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**\*\* Cash Buyers Only \*\*** The Homes Group are delighted to offer to the market this one bedroom first floor flat located in a popular residential close conveniently situated for the M25/A2 motorway network.

The accommodation comprises of an entrance hall with large airing/storage cupboard, a 16'6 x 10'6 living room, a 7'5 x 6'9 kitchen, a 12'8 x 9'10 bedroom and a bathroom.

The property benefits from an allocated parking space and is offered with no forward chain.

Tenure - Leasehold - Lease Term: 99 years from December 1991 (64 years remaining) - Ground Rent: £383 per annum - Service Charge: We have been advised by the seller that the current service charge is £754.61 per annum. Information will be verified by vendors solicitors.

### Entrance Hall

### Living Room

16'6 x 10'6 (5.03m x 3.20m)

### Kitchen

7'5 x 6'9 (2.26m x 2.06m)

### Bedroom

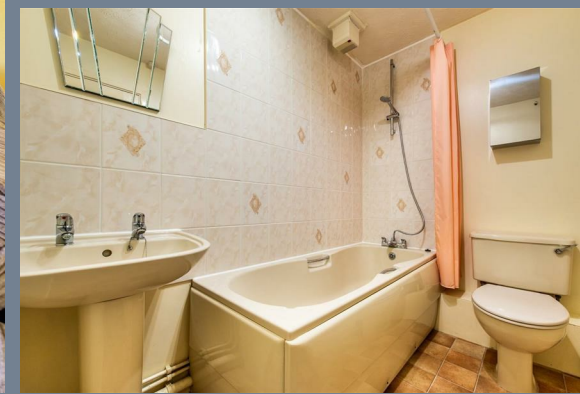
12'8 x 9'10 (3.86m x 3.00m)

### Bathroom

### Allocated Parking Space

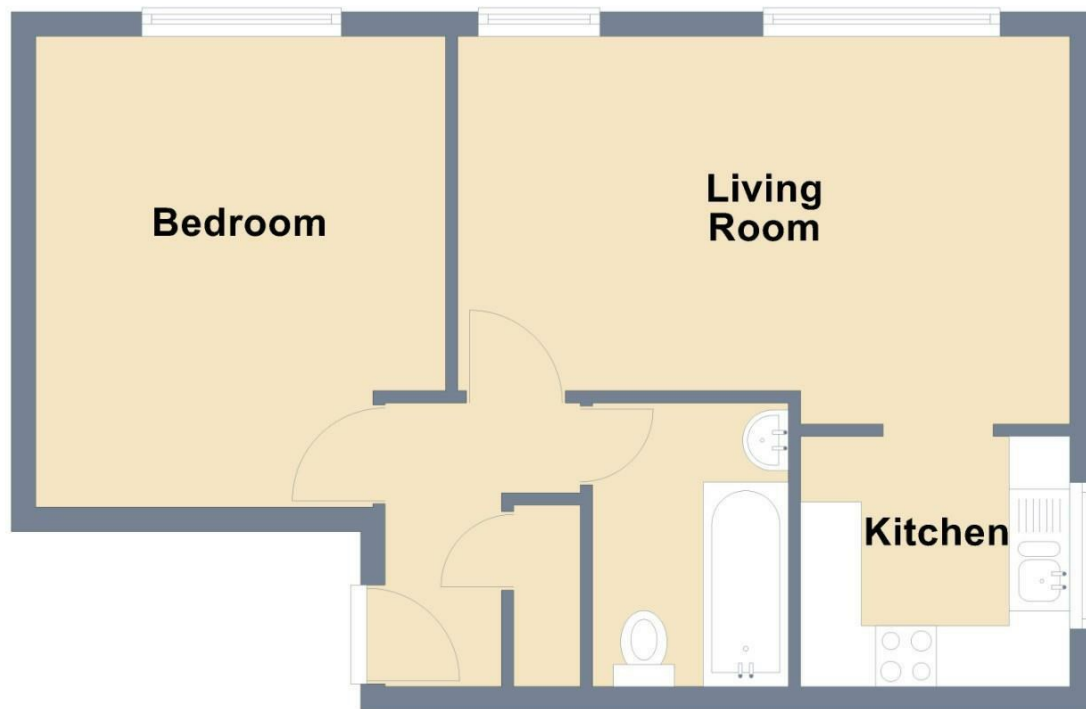
### Tenure - Leasehold

### Council Tax - Band B

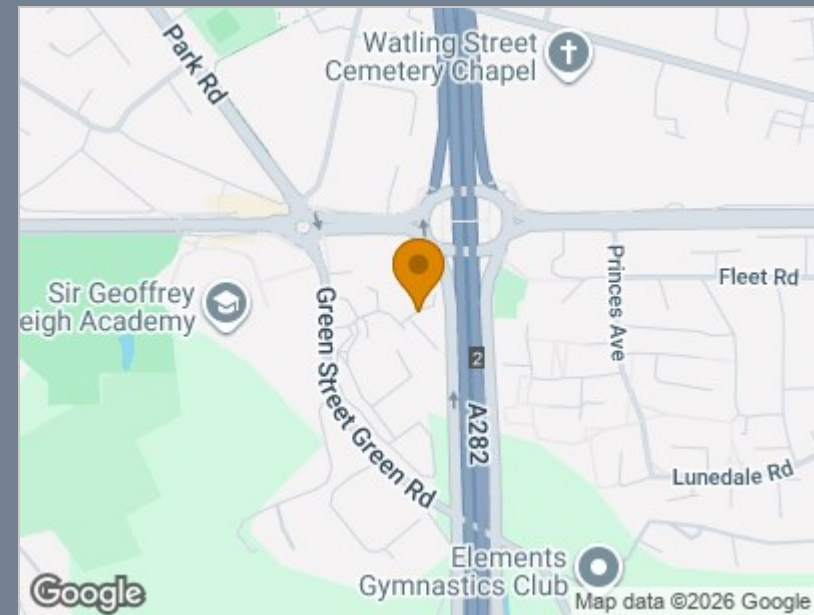




## First Floor



Total area: approx. 41.2 sq. metres (443.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Please contact The Homes Group on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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