THE HOMES GROUP

# St. Edmunds Road, Dartford, DA1 5ND

Guide price £160,000 Leasehold

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The Homes Group present to the market this CHAIN FREE one bedroom ground floor flat which is located in a close that is situated within close proximity of local shops and amenities and benefits from double glazed windows, gas central heating, and an allocated parking space.

The accommodation comprises of an entrance hall which has a storage cupboard, a 16' x 12'10 living room which has double glazed windows to the front and side, a 7' x 6'7 kitchen, a 13'3 x 9'1 bedroom and a bathroom with a shower over the bath. There is an allocated parking space to the front.

The vendor is in the process of renewing the lease for the new owner to benefit from upon completion. The length of the lease will be renewed to 125 years.

Please note that the owners of this property are a relative of a member of staff at The Homes Group.

**Communal Entrance**

**Entrance Hall**

**Living Room**
16' x 12'10 into bay (4.88m x 3.91m into bay)

**Kitchen**
7' x 6'7 (2.13m x 2.01m)

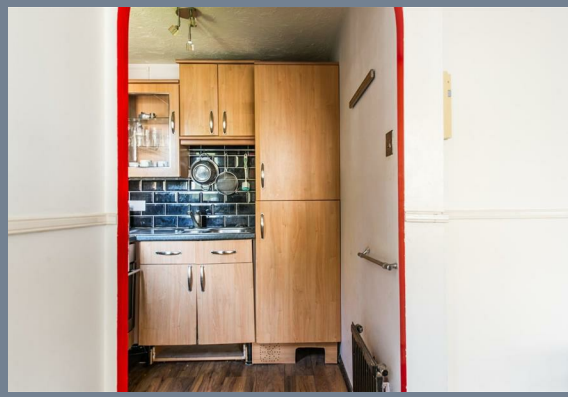
**Bedroom**
13'2 x 9'1 (4.01m x 2.77m)

**Bathroom**

**Allocated Parking Space**

**Tenure - Leasehold**

**Council Tax - Band B**

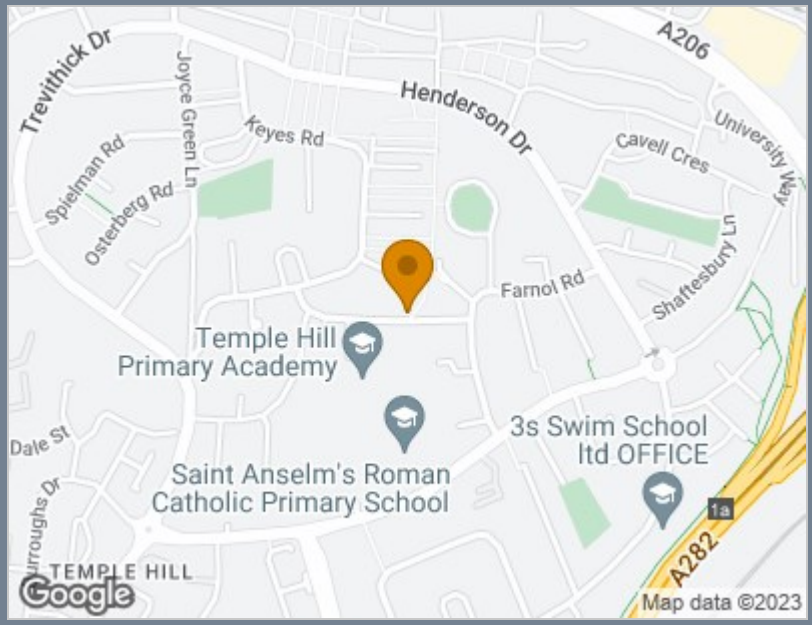


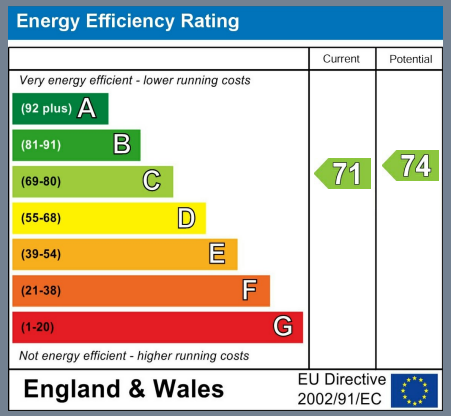
LG
Direct Drive 7Kg

## Ground Floor

Approx. 41.7 sq. metres (449.2 sq. feet)

Total area: approx. 41.7 sq. metres (449.2 sq. feet)




## 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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