



Kenwyn Road, Dartford, DA1 2TJ  
Asking price £180,000 Leasehold



A bright and beautifully presented one bedroom top floor flat with a view of the River Darent to the rear which is located within half a mile of Dartford Town Centre and station.

The property benefits from a 15'8 x 13' open-plan living and kitchen area, 10'8 x 9' bedroom, bathroom with shower over the bath and allocated parking space to the rear plus a large storage cupboard in the hall.

Lease Details -

Lease expires 1/4/2113 - 91 years remaining

Last service charge (oct 2022 - march 2023) was £453 for the half year which is paid monthly. - details to be verified by sellers solicitor.

Please note that there is no ground rent associated with the property. - to be verified by sellers solicitor.

### Entrance Hall

### Living Room/Kitchen

15'8 x 13' (4.78m x 3.96m)

### Bedroom

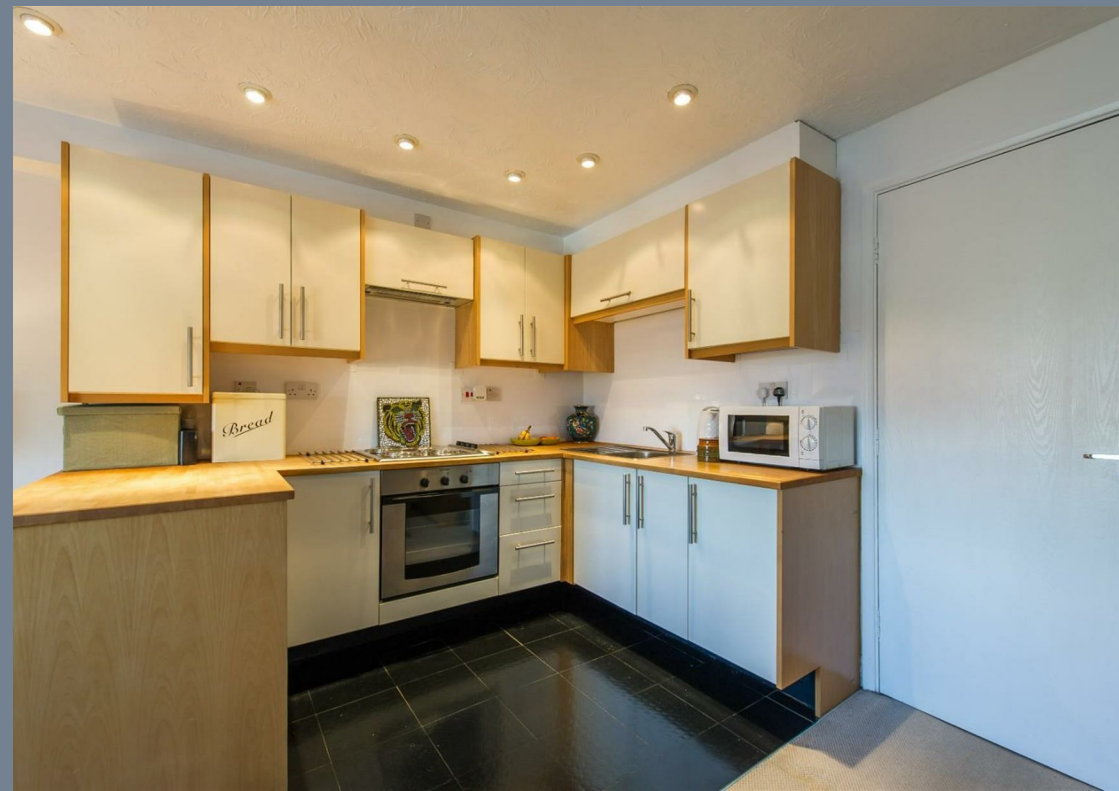
10'8 x 9' (3.25m x 2.74m)

### Bathroom

### Parking

Tenure - Leasehold

Council Tax - Band B



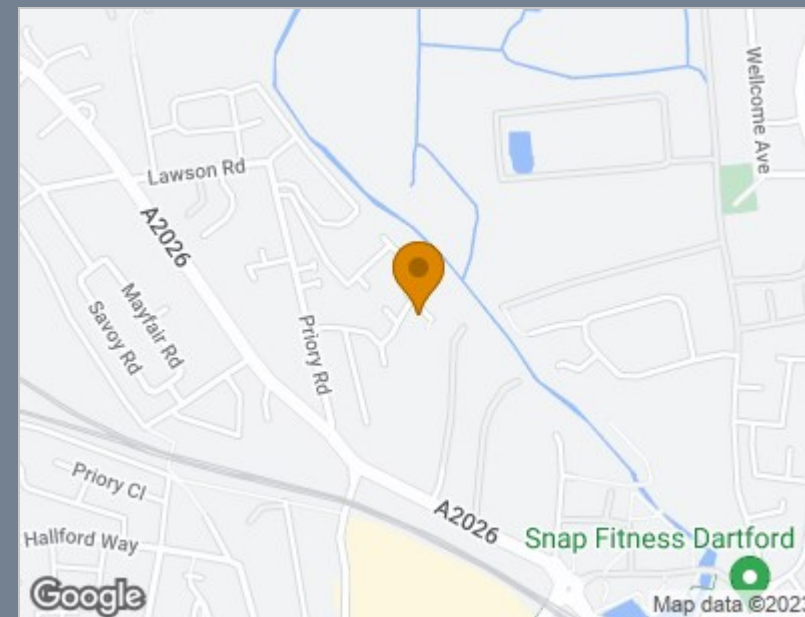


### Second Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 36.1 sq. metres (389.0 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>	78	81
(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 Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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