



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

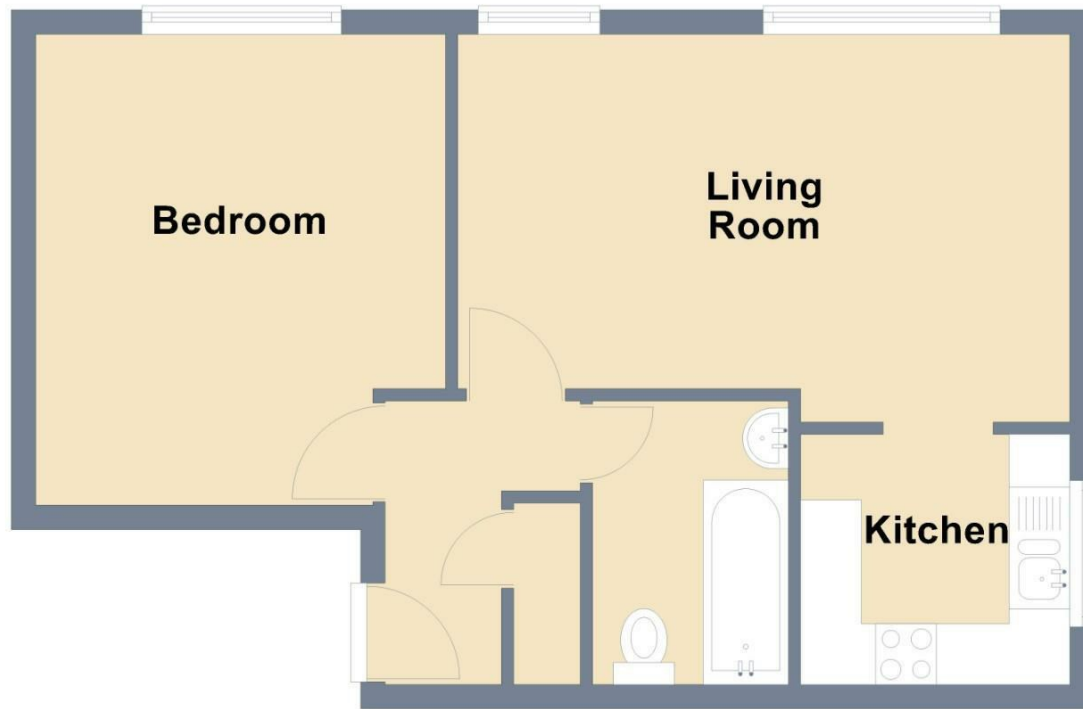
Tenure - Leasehold

Council Tax - Band B

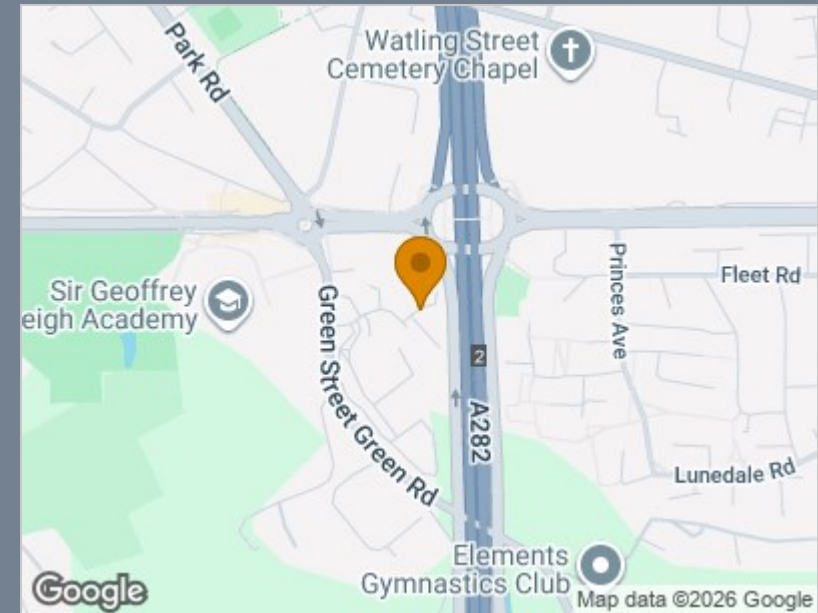




First Floor



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



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.

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.