

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**A Touch of Class...**  
**Dartford Road, Dartford**

**Offers in the Region of £225,000**  
**SHARE OF FREEHOLD (991 YEAR LEASE)**

Chain-Free and welcomed to the market is this eagerly anticipated and lovingly maintained One Double-Bedroom Victorian Conversion, which benefits from a 'Share of Freehold' and a 991 year lease. This property was fully renovated and restored in 2010, and boasts spacious living, a large Private Rear Garden, allocated parking, and a Balcony. Situated within a mile of both Crayford & Dartford Train Stations, as well as the locally renowned schools, the Town Centre, and the M25/A2, this property is sure to tick all of your boxes, and offers the ideal location for both commuters and couples. Enquire today to avoid disappointment! EPC Rating 61 D

**FEATURES INCLUDE:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>Spacious One Bedroom Ground Floor</b>         | <input checked="" type="checkbox"/> <b>Off Road Allocated Parking Space</b>      |
| <input checked="" type="checkbox"/> <b>Close to Dartford &amp; Crayford Stations</b> | <input checked="" type="checkbox"/> <b>Low Service Charge &amp; Ground Rent!</b> |
| <input checked="" type="checkbox"/> <b>Large Private Garden &amp; Balcony</b>        | <input checked="" type="checkbox"/> <b>991 Year Lease (Share of Freehold)</b>    |

REF: 10848

**01322 272 144**  
**www.Wisdom-Estates.co.uk**

## **The accommodation comprises:**

**COMMUNAL ENTRANCE** Entering the property via the secure communal front door you will immediately sense the character and charm that is on offer throughout this delightful Victorian Conversion. The communal areas include a fitted carpet laid throughout, of which is regularly maintained to a high-standard, whilst there is also an entry phone system for your peace of mind.

**ENTRANCE HALL** The Entrance Hall welcomes you into the property itself, and provides the ideal space to hang your coat and store your shoes. Consisting of a wooden feature front door, entry phone system, large under-stair storage, and fitted carpet, the Entrance Hall is both warm and welcoming.

**KITCHEN / DINER** 15' 8" x 9' 6" (4.78m x 2.9m) The Kitchen / Diner has been intelligently designed to ensure a maximum use of space, and is flooded with bountiful natural light throughout due to the array of double-glazed windows to both the side and rear, alongside a double-glazed patio door providing access to the balcony and garden. The Kitchen area benefits from a range of matching wall and base units (with worktops over), a sink and drainer unit, plumbing for a washing machine / dish-washer, space for a fridge / freezer, as well as an integrated electric oven and 4 ring hob with stainless steel extractor fan above. The Dining Area provides ample space for a table and chairs.

**LOUNGE** 13' 6" x 9' 9" (4.11m x 2.97m) The Lounge provides the ideal space in which to sit back, relax and unwind. Boasting a double-glazed window to side, a plush fitted carpet, alongside a wall-mounted radiator, the natural flow of this apartment is sure to impress.

**BALCONY** Leading directly off of the Kitchen / Diner and providing access down into the Private Garden, is this delightful Balcony.

**MASTER BEDROOM** 15' 3" x 9' 8" (4.65m x 2.95m) The Master Bedroom benefits from a large double-glazed bay window to front which allows for ample natural light throughout, whilst the sumptuous fitted carpet, alongside wall-mounted radiator provide warmth and comfort.

**BATHROOM** 8' 4" x 5' 4" (2.54m x 1.63m) The Bathroom encompasses a 3 piece suite to include; a low-level W/C, a hand-wash basin, and a bath with wall-mounted shower and screen. Further features include a heated towel radiator, durable flooring, and easy to clean part-tiled walls.

**GARDEN** Complimenting this property and providing an abundance of outside space in which to enjoy, the garden has been mostly laid to lawn, but does benefit from a garden path leading out to the parking, alongside a garden shed.

**PARKING** Located to the rear of the property, and easily accessible via Stanham Road, is an off-road allocated parking space for the apartment. This area is well maintained and offers the ideal solution to your Off Road parking needs.

### **Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

### **Measurements**

Please note that all measurements are approximate.



