

## 2 Bedroom Flat for Sale - £240,000

Spital Street, Dartford, Kent, DA1 2DL



### KEY FEATURES

- FIRST FLOOR APARTMENT
- CONVENIENTLY LOCATED
- FITTED KITCHEN WITH APPLIANCES
- OPEN PLAN DOUBLE ASPECT RECEPTION ROOM
- MODERN BATHROOM SUITE
- TWO GOOD SIZE BEDROOMS
- WALKING DISTANCE OF DARTFORD STATION
- LONG LEASE
- SPACIOUS ROOF TERRACE
- IDEAL FIRST TIME PURCHASE

## Description

An opportunity to purchase a spacious first floor two bedroom apartment. The property comprises of a master bedroom with fitted wardrobes and sliding patio doors leading to the roof terrace, further bedroom two, modern bathroom suite, double aspect reception room with breakfast bar, open to a modern fitted kitchen with fitted appliances. To truly appreciate the space and accommodation this apartment has to offer, please contact Bishop Estates to arrange a viewing on 01689 873 796.

## Location

Convenience is key with this property, as it is within walking distance of both Dartford Station and the town centre, ensuring easy access to transportation and amenities.

## First Floor

**ENTRANCE HALL** - 23' 9" x 6' 4" (7.25m x 1.95m) UPVC front door, laminate floor, spotlighting, cupboard with shelving and plumbing for washing machine.

**RECEPTION ROOM** - 15' 3" x 12' 9" (4.67m x 3.89m) Double aspect reception room with double glazed window to front, double glazed door and further double glazed window to side, panelled wall, tall radiator, laminate wood flooring, solid wood breakfast bar. Open to kitchen area.

**FITTED KITCHEN** - Comprising of a range of modern fitted wall and base units with work tops over, integrated fridge freezer, full size integrated dishwasher, sink unit with drainer and mixer tap, lino floor covering, spotlighting, gas hob with electric oven under, extractor hood.

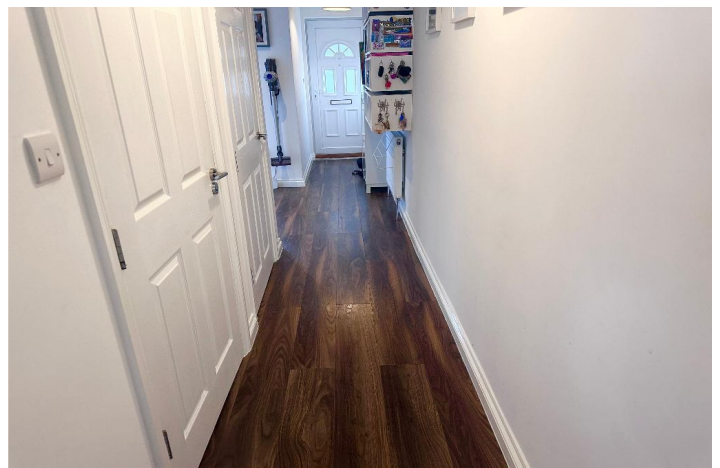
**MASTER BEDROOM** - 9' 7" x 9' 4" (2.94m x 2.85m) Double glazed patio doors to roof terrace, fitted carpet, sliding mirrored wardrobes with hanging and shelving, radiator.

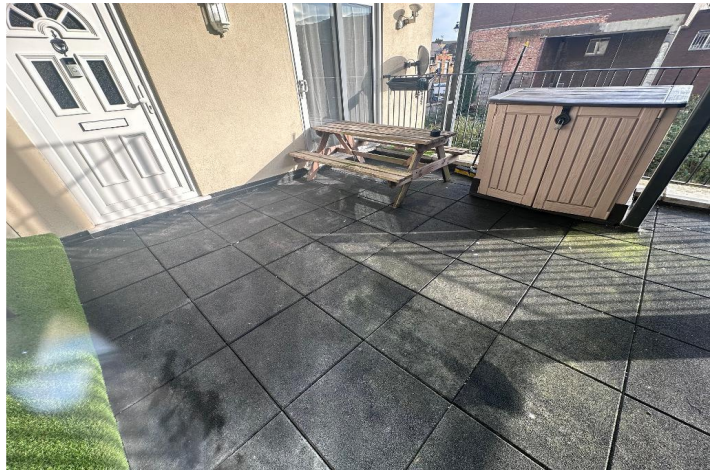
**BEDROOM TWO** - 8' 10" x 7' 1" (2.7m x 2.18m) Double glazed window to side, carpet, radiator under window.

**BATHROOM SUITE** - 6' 2" x 5' 5" (1.88m x 1.67m) Contemporary style bathroom comprising of a panelled bath with mixer tap and shower attachment, shower screen, heated towel rail, stone effect tiling to one area, low level wc with concealed cistern, wash hand basin with mixer tap and vanity cupboard below, wall mounted mirrored vanity cupboard.

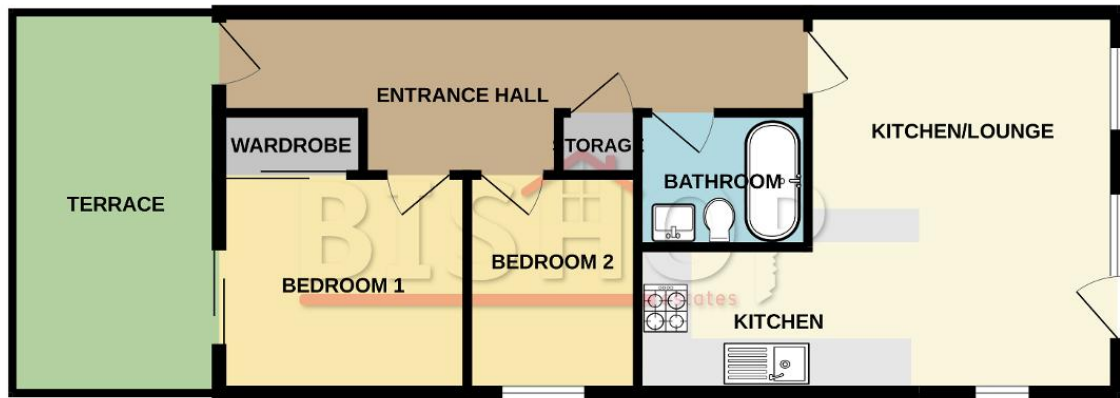
## Exterior

**ROOF TERRACE** - Roof terrace area to the side.





FIRST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Lease granted 125 years June 2017  
Service charge £100.00 per month.  
Ground rent: £150.00 per annum.