

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Maisonette

Price Guide

£225,000

Located in

Dartford



www.livermores.co.uk



5 Alan Close

Dartford DA1 5AX



GUIDE PRICE £225,000 - £250,000... Nestled in the sought-after Alan Close, Dartford, this charming maisonette offers a delightful living opportunity. Boasting two reception rooms, two bedrooms, and a well-appointed bathroom, this property is perfect for those seeking comfort and style.

As you step inside, you'll be greeted by a warm and inviting atmosphere, with the spacious reception rooms providing ample space for relaxation and entertainment. The two double bedrooms offer a peaceful retreat, ideal for a good night's rest.

Convenience is key with this property, as it is conveniently located within walking distance of Dartford Mainline Station, making commuting a breeze. Additionally, being in the Dartford Grammar School catchment area adds to the appeal for families looking for quality education options.

One of the standout features of this maisonette is the large and private rear garden, perfect for enjoying outdoor gatherings or simply unwinding in a tranquil setting. The property is well-presented throughout, ensuring a move-in ready experience for the new owners.

Don't miss out on the opportunity to make this lovely maisonette your new home. Book a viewing today and envision the possibilities that await in this wonderful property on Alan Close.



5 Alan Close

£225,000 Leasehold



- GUIDE PRICE £225,000 - £250,000
- SEPERATE KITCHEN, LOUNG & DINING SPACE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- 105 YEARS REMAINING ON THE LEASE
- EPC RATING 'C', COUNCIL TAX BAND 'B'
- TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE
- WALKING DISTANCE FROM DARTFORD MAINLINE STATION
- LARGE & PRIVATE REAR GARDEN
- PEPPERCORN LEASE





Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 |

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