



**LIVERMORES**  
THE ESTATE AGENTS

1 Bedrooms

Apartment

Located in

£220,000



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[www.livermores.co.uk](http://www.livermores.co.uk)

01322 228090



# 1 Pencroft Drive Dartford

## Kent DA1 2PB



WEST DARTFORD.....GUIDE PRICE  
£220,000 to £240,000 Located on the ground floor of this fantastic period property and within yards of both Dartford Grammar Schools is this well presented 1 DOUBLE BEDROOM conversion flat. The property is SHARE OF FREEHOLD and comprises spacious lounge, fitted kitchen and an ensuite to the bedroom. Situated in a in a very sought after road this lovely apartment has retained some period features including the large sash windows which let in loads of light, there is also parking to the rear of the building and communal gardens. INTERNAL VIEWING RECOMMENDED

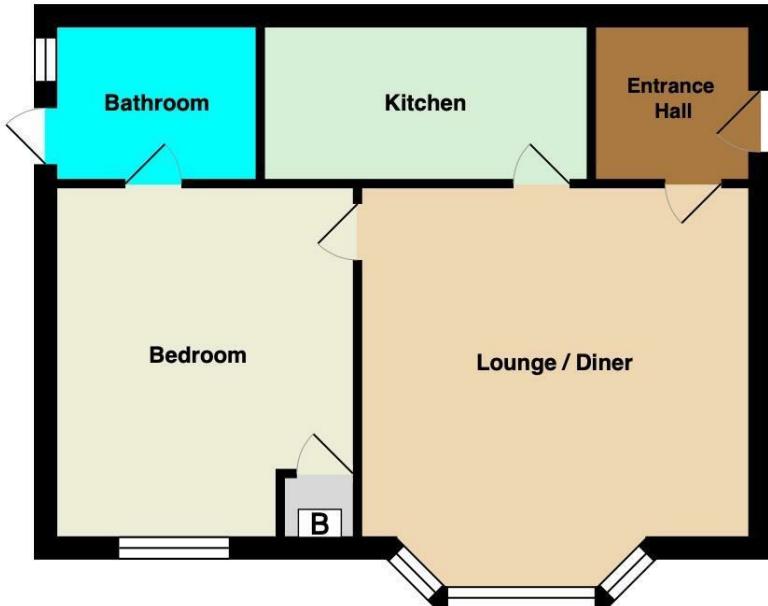
# 1 Pencroft Drive

£220,000 Share of Freehold



- WEST DARTFORD
- GUIDE PRICE £220,000 TO £230,000
- SPACIOUS RECEPTION ROOM
- SHARE OF FREEHOLD IN A SUPERB LOCATION
- SIMILAR PROPERTIES REQUIRED
- YARDS FROM DARTFORD GRAMMAR SCHOOLS
- GROUND FLOOR CONVERSION FLAT
- DOUBLE BEDROOM WITH ENSUITE
- FANTASTIC FIRST TIME BUY
- EPC RATING '' COUNCIL TAX BAND 'D'





**Council Tax Band: C**

**Local Authority: Dartford**

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-81) B		78
(69-80) C		68
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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