

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat

Offers Over

£240,000

Located in

Dartford



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



# 115 Mill Pond Road

Dartford Kent DA1 5WU



This well presented, modern fifth-floor apartment offers a delightful living space perfect for first-time buyers or investors. Spanning approximately 516 square feet, the property features one well-proportioned bedroom, a comfortable open plan living area with access to a balcony, and a modern bathroom, ensuring all your essential needs are met. The convenience of a lift servicing all floors adds to the appeal. Situated just a quarter of a mile from Dartford Station, this location is ideal for commuters, offering excellent transport links to London and beyond. The property has previously been rented for £1,275 per calendar month, highlighting its potential as a lucrative investment opportunity.

**VIEWING RECOMMENDED**





# 115 Mill Pond Road

£240,000 Leasehold




- OFFERS IN EXCESS OF £240,000
- 5TH FLOOR WITH LIFT
- IDEAL FOR STATION
- BALCONY
- PREVIOUSLY LET FOR £1275pcm
- 1 BEDROOM MODERN APARTMENT
- NO CHAIN
- OPEN PLAN LIVING AREA
- LONG LEASE
- EPC RATING B COUNCIL TAX BAND C



## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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