

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Flat

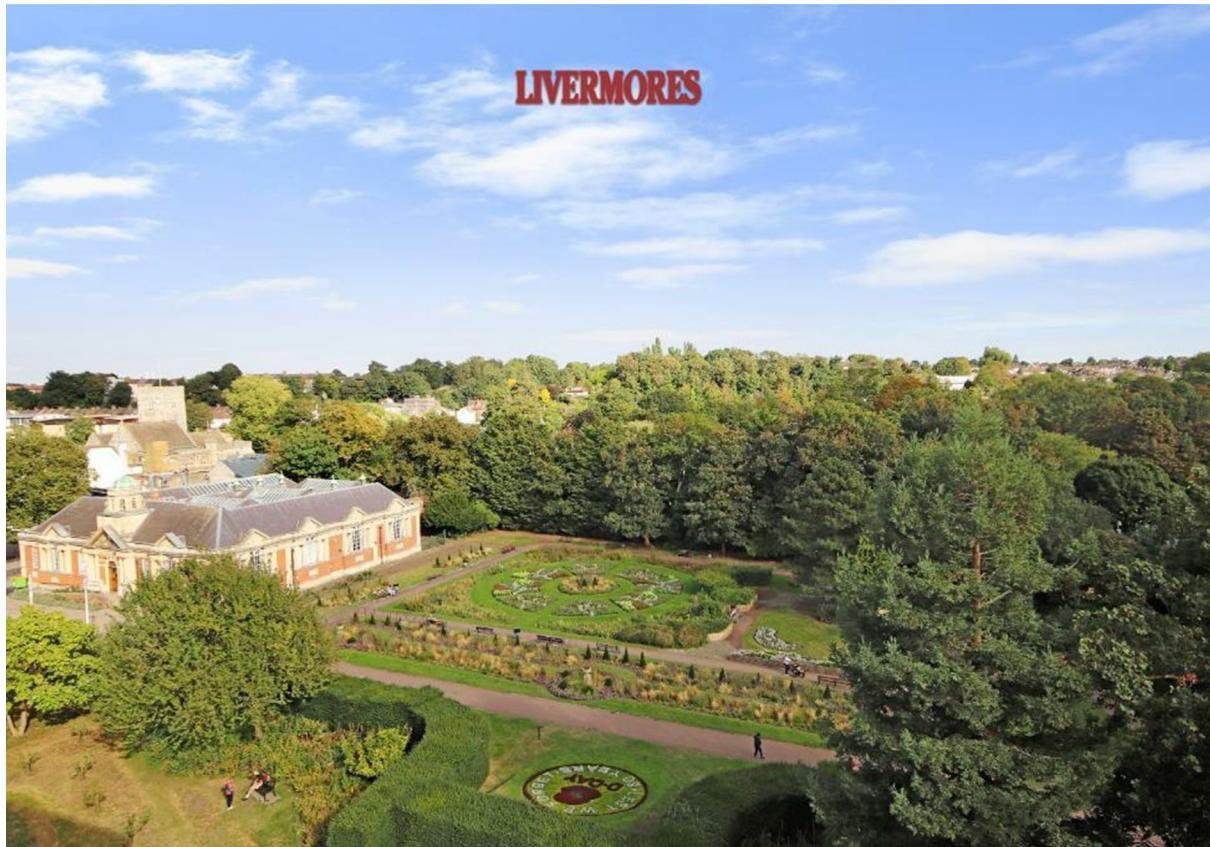
Asking Price

£350,000

Located in

Dartford

LIVERMORES



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# 172 Brewers Square

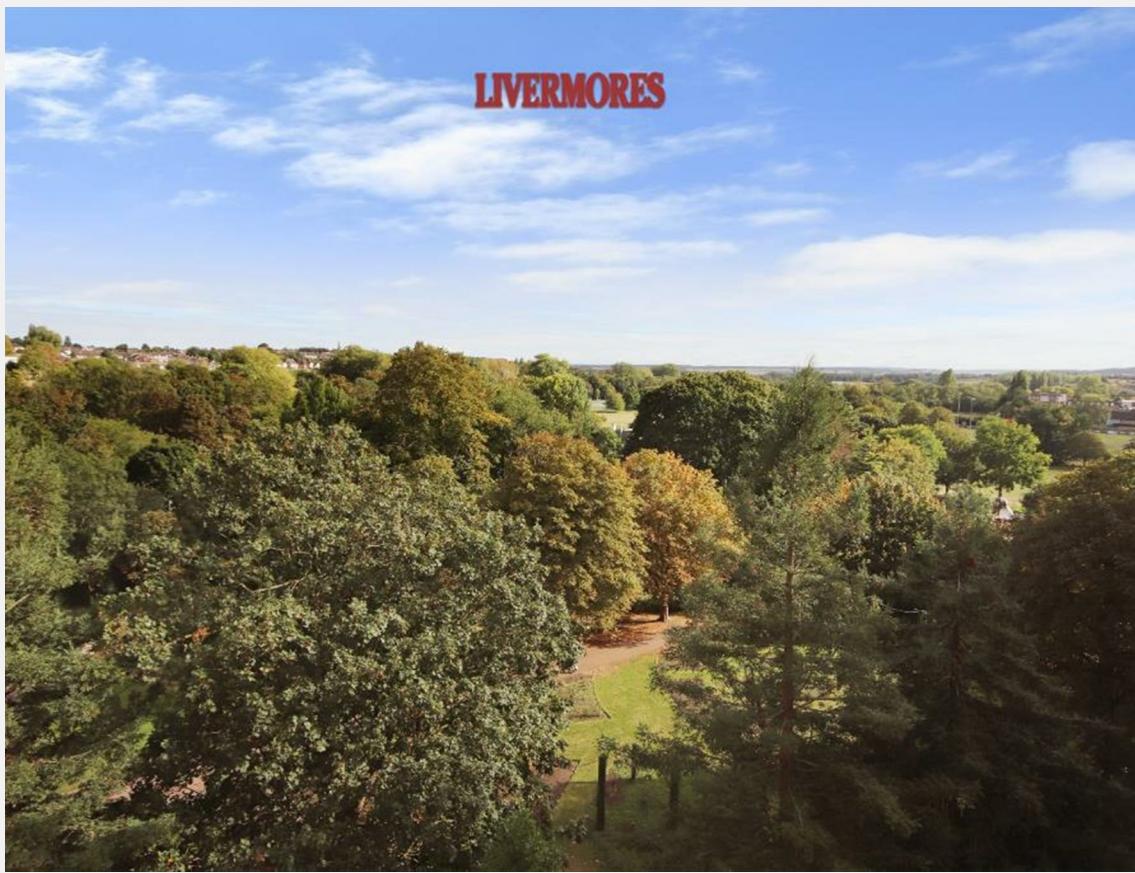
Dartford Kent DA1 1BF



Imagine waking up to this view every morning! We believe that this is probably one of the best views available in the local area and yet still within close proximity to the town centre and rail station. The property is a luxurious nearly new two bedroom 6th floor apartment situated in the Brewers Square development which offers a concierge service, secure and gated parking, heating and hot water provided by central boiler, elevator lift to all floors, electric car charging points, secure cycle store, uPVC French door and windows, audio and visual door entry system. The apartment has the benefit of occupying the side of the building which means there are two extra windows which provide extra light and helps give a more spacious feel to the general ambience. The current vendors have presented the property to an exceptionally high standard and we can HIGHLY RECOMMEND AN INTERNAL VIEWING.

The accommodation comprises open plan lounge/diner/kitchen area with integrated appliances and a balcony to the front overlooking the park, main bathroom, spacious internal hallway with two large storage cupboards, two bedrooms, the master having a en-suite shower room and fitted wardrobes.

The location of the development is central to major amenities with Dartford town centre, including major bus/rail routes, shops and schools.



# 172 Brewers Square

£350,000 Leasehold



- NEARLY NEW LUXURY TWO BEDROOM 6th FLOOR APARTMENT
- IDEAL INVESTMENT OR OCCUPATION - ESTIMATED GROSS YIELD £23,400 PA
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SECURE AND GATED CAR PARKING - GAS CENTRAL HEATING
- SIMILAR PROPERTIES REQUIRED
- PANORAMIC VIEWS OF DARTFORD PARK AND BEYOND
- IMMACULATE PRESENTATION
- BATHROOM AND EN-SUITE SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED
- EPC B COUNCIL TAX BAND D





## Council Tax Band D

## 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) A	83	83
(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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