

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Apartment

Offers In The Region Of

£300,000

Located in

Dartford



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Flat 22, Wilmington House Church

Dartford DĀ2 7ĒX



Nestled within a private gated development on Church Walk in Wilmington, Dartford, this splendid second-floor flat offers a delightful blend of modern living and charming period features. The property boasts two generously sized double bedrooms, including a master suite with a lovely ensuite bathroom, alongside a well-appointed shower room.

The heart of the home is a spacious open-plan living area that seamlessly combines the kitchen, lounge, and dining space, creating an inviting atmosphere perfect for both relaxation and entertaining. The flat is enhanced by elegant sash windows that add character while allowing natural light to flood the rooms, giving it a contemporary yet warm feel.

Furthermore, the property is being sold CHAIN FREE.

Residents will appreciate the well-maintained communal grounds and the convenience of allocated parking, complemented by an entry phone system for added security. This sought-after location is ideally situated just minutes from Hawley Road, where a variety of shops and convenience stores await, along with reliable bus routes into Dartford Town Centre and Dartford station.

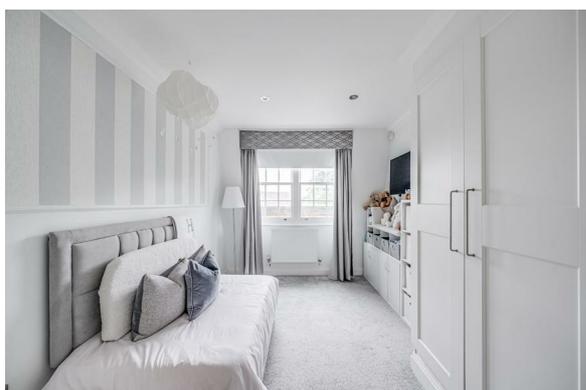
Families will find this area particularly appealing, as it is within walking distance of outstanding local schools, including Wilmington Grammar and Oakfield Primary School. For those who enjoy the outdoors, Oakfield Park is a mere nine-minute stroll away, providing a lovely space for leisurely walks or picnics.

This property is a true gem, and viewing is strongly advised to fully appreciate all it has to offer.



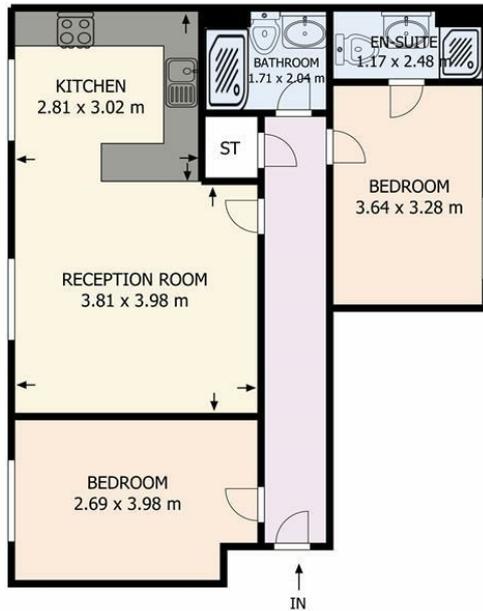
Flat 22, Wilmington

£300,000 Leasehold



- GUIDE PRICE £300,000 - £325,000
- CHAIN FREE!
- OPEN-PLAN LIVING AREA
- OVER 190 YEAR LEASE
- SIMILAR PROPERTIES REQUIRED
- PRIVATE GATED DEVELOPMENT
- EN-SUITE TO MAIN BEDROOM
- MODERN WITH PERIOD FEATURES
- OFF-STREET PARKING
- EPC RATING 'C', COUNCIL TAX BAND 'D'





Wilmington House Church Walk Wilmington Dartford DA2 7EX

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. The first measurement provided refers to the vertical wall.

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		
(81-91) B		
(69-80) C	77	79
(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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