

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat - First Floor

Offers In The Region Of

£165,000

Located in

Dartford



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



# 5 Trinity Court Churchill Close

Dartford DA1 1QJ



Livermores are proud to present to the market this immaculately presented first-floor flat, which offers a wonderful opportunity for both first-time buyers and buy-to-let investors. With a long lease of 155 years and no forward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a bright and welcoming reception room, perfect for relaxation or entertaining guests. The fitted kitchen is equipped with a range of wall and base units, providing ample storage and workspace, along with essential appliances to cater to your culinary needs. The spacious bedroom features a built-in wardrobe, ensuring that storage is both convenient and stylish. The well-appointed bathroom completes the accommodation, offering a comfortable space for your daily routines. Furthermore, this property benefits from allocated parking.

The flat benefits from a peppercorn ground rent and a low service charge of just £754 per annum, making it an attractive option for those looking to manage their expenses effectively.

Conveniently located, this property provides easy access to the A2 and M25 motorways, making commuting a breeze. Additionally, the renowned Bluewater Shopping Centre is just a short drive away, offering a plethora of shops, restaurants, and leisure facilities, including a cinema. Local shops and amenities are also within close proximity, while Dartford Town Centre and train station are easily accessible, ensuring that you have everything you need right at your fingertips.





# 5 Trinity Court Churchill Close

£165,000 Leasehold

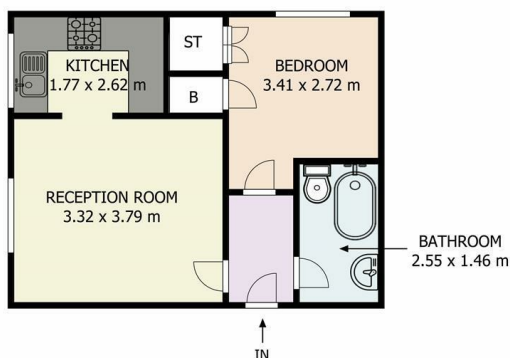


- OFFERS IN THE REGION OF £165,000
- CHAIN FREE!
- WELL-PRESENTED THROUGHOUT
- ALLOCATED PARKING
- SIMILAR PROPERTIES REQUIRED
- ONE BEDROOM APARTMENT
- PEPPERCORN GROUND RENT & LOW SERVICE CHARGE
- HEALTHY LEASE OF 155 YEARS
- DOUBLE GLAZED WINDOWS
- COUNCIL TAX BAND 'B', EPC RATING 'D'









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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 measurements have been taken at the widest points unless otherwise stated. The first measurement provided refers to the vertical wall. All dimensions, including windows, doors, and the total gross Internal area (GIA), are approximate and measured internally. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. [www.airvideography.com](http://www.airvideography.com)

## Council Tax Band B

## 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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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