

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat

Price Guide

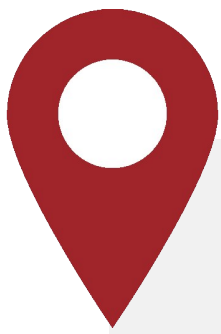
£120,000

Located in

Dartford



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



## 3 Downs Avenue

Dartford Kent DA1 1SX



This delightful ground floor flat offers retirement property features one spacious double bedroom, a generous reception room, fitted kitchen & bathroom. The communal lounge and gardens, offer a welcoming environment for socialising with neighbours or simply enjoying the outdoors. Situated within a mile of Dartford High Street, residents will appreciate the easy access to a variety of shops, cafes, and local amenities, ensuring that everything you need is just a short distance away.

In summary, this one-bedroom flat on Downs Avenue is a well-looked-after gem, perfect for those looking to enjoy a peaceful yet connected retirement. **VIEWING HIGHLY RECOMMENDED**

# 3 Downs Avenue

£120,000 Leasehold



- GUIDE PRICE £120,000 - £140,000
- GROUND FLOOR FLAT
- GOOD SIZE RECEPTION ROOM
- COMMUNAL GARDENS & LOUNGE
- SIMILAR PROPERTIES REQUIRED
- OVER 55'S ONLY
- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- WITHIN 1 MILE OF DARTFORD HIGH ST
- EPC RATING COUNCIL TAX BAND

## 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>		
(69-80) <b>C</b>	78	83
(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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