

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Studio

Price Guide

£125,000

Located in

Dartford



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



# 309 Knights Manor Way

Dartford DA1 5SH



GUIDE PRICE £125,000 - £135,000... Livermores are proud to present to the market this rarely available STUDIO FLAT based in the popular location of Knights Manor Way.

The accommodation comprises lounge/bedroom, kitchen and bathroom. Features to note include storage heating, entry phone system and allocated parking. Furthermore, we believe this would be a great investment/ first-time buy, with the property holding a healthy lease and within close proximity to Dartford Station... VIEWING HIGHLY RECOMMENDED

# 309 Knights Manor Way

£125,000 Leasehold



- GUIDE PRICE £125,000 - £135,000
- ALLOCATED PARKING
- POPULAR LOCATION
- TOTAL 333 SQUARE FEET
- SIMILAR PROPERTIES REQUIRED
- RARELY AVAILABLE
- IDEAL INVESTMENT/ FIRST-TIME BUY
- CLOSE PROXIMITY TO DARTFORD STATION
- HEALTHY LEASE - 150 YEARS
- COUNCIL TAX BAND 'A', EPC RATING 'C'

## Council Tax Band A

## 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>	80	82
(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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