

**LIVERMORES**  
THE ESTATE AGENTS

2 Bedrooms

Apartment

Price Guide

£195,000

Located in

Dartford



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



# 23 Humber Road

Dartford DA1 2TG



GUIDE PRICE £195,000 - £210,000. NO FORWARD CHAIN. Livermores are proud to present to the market this enlightening TWO BEDROOM GROUND FLOOR FLAT. Upon entering the property, you are invited through with a spacious hallway entrance leading you into the large lounge area, which backs upon to the kitchen. There are two bedrooms in the property, one double bedroom in which has plenty of storage space, and the spare single bedroom. In addition, the property accommodates with good bathroom space and plenty of storage units. There is also an allocated parking space with the property. The property is also being sold as a SHARE OF FREEHOLD.

Furthermore, the property is located within walking distance to Dartford Rail Station and to Dartford Town Centre. The property is also within the Dartford Grammar School catchment area and will be sold CHAIN FREE! VIEWING HIGHLY RECOMMENDED.

# 23 Humber Road

£195,000 Leasehold



- GUIDE PRICE £195,000 - £210,000
- CHAIN FREE!
- WALKING DISTANCE TO DARTFORD STATION
- SPACIOUS LOUNGE AREA
- EPC RATING 'C' COUNCIL TAX BAND 'C'
- TWO BEDROOM GROUND FLOOR FLAT
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- ALLOCATED PARKING SPACE
- MODERNISED KITCHEN
- SIMILAR PROPERTIES REQUIRED

## 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) A		
(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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