

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat

Price Guide

£250,000

Located in

Dartford



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# 13 Instone House Instone Road

Dartford DA1 2AG



Located in the heart of Dartford, this charming one-bedroom flat on Instone Road offers a perfect blend of comfort and convenience. Ideal for individuals or couples seeking a modern living space, this property boasts a welcoming atmosphere and is well-suited for those who appreciate a vibrant community.

Upon entering, you will find a thoughtfully designed layout that maximises space and light. The living area is both cosy and functional, providing an excellent setting for relaxation or entertaining guests. The bedroom is a tranquil retreat, offering ample room for furnishings and personal touches.

The flat is conveniently located, with easy access to local amenities, including shops, cafes, and parks, making it an ideal choice for those who enjoy an active lifestyle. Dartford's excellent transport links ensure that commuting to London and other nearby areas is both quick and straightforward.

This property presents a wonderful opportunity for anyone looking to establish themselves in a lively area while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a rental investment, this flat on Instone Road is certainly worth considering.



# 13 Instone House Instone Road

£250,000 Leasehold



- GUIDE PRICE £250,000 - £275,000
- EXCELLENT CONDITION
- WALKING DISTANCE TO DARTFORD TRAIN CENTRE
- ONE BEDROOM APARTMENT
- SIMILAR PROPERTIES REQUIRED
- CHAIN FREE
- CLOSE TO LOCAL AMENITIES
- SPACIOUS LOUNGE AREA
- GREAT INVESTMENT OPPORTUNITY/ FIRST-TIME BUYER OPPORTUNITY
- EPC RATING 'B' AND COUNCIL TAX BAND 'C'





## Council Tax Band C

## Local Authority Dartford Borough Council

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>		83	83
(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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