

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Maisonette

Offers In The Region Of

£275,000

Located in

Dartford



www.livermores.co.uk



7 Blackmans Close

Dartford DA1 2QJ



OFFERS IN THE REGION OF £275,000.... This lovely ground floor maisonette is ideally located within a mile walk of both DARTFORD MAINLINE STATION and Dartford High Street and would make a fantastic first time buy or investment. The property comprises, spacious reception room, fitted kitchen, well appointed bathroom and 2 DOUBLE BEDROOMS. One of the main benefits is direct access to your OWN PRIVATE GARDEN so is ideal for a family with a small child and it has an allocated parking bay, set in a Cul-de-Sac location close to local amenities, including being within a mile walk of the sought after DARTFORD GRAMMAR SCHOOLS, and Westgate Primary school. The other major benefit is the 120 YEAR LEASE. Located a short journey from both the M25 and A2, with access to Bluewater with it's excellent shopping facilities, array of bars & restaurants and the Multiplex Cinema. VIEWING HIGHLY RECOMMENDED

7 Blackmans Close

£275,000 Leasehold



- O.I.R.O £275,000
- GROUND FLOOR MAISONETTE
- OWN PRIVATE GARDEN
- 1 MILE TO DARTFORD STATION
- EXCELLENT FIRST TIME BUY
- LONG LEASE 120 YEARS
- 2 DOUBLE BEDROOMS
- GOOD SIZE RECEPTION ROOM
- ALLOCATED PARKING BAY
- EPC RATING C COUNCIL TAX BAND B

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) A		
(81-91) B		
(69-80) C	69	77
(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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