

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Apartment

Price Guide

£300,000

Located in

Dartford



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



# 33 Martin Drive

Dartford Kent DA2 6BF



GUIDE PRICE £300,000 TO £325,000. A stunning two bedroom converted ground floor apartment forming part of Martin House which once the nurses accommodation for Stone House hospital. The seller has done extensive research into the building which has a rich and documented history of which a copy will be left with the new owners. The property is a grade 2 listed building which was thought to be originally built in the early part of the last century. The property has now been sympathetically converted to 10 luxury apartments retaining many of the original Edwardian features which include high ceilings and tall sash windows, and surrounded by lovely communal gardens. The property easily combines the best of a traditional image with modern living and benefits from a high specification kitchen, bathroom and en-suite shower room, in addition to electric heating and double glazed windows which retain the period look. As there are only 10 of these apartments there is a certain uniqueness to it. Ideally located for good schools with excellent access to Bluewater and the M25 and comes with an allocated parking space. VIEWING HIGHLY RECOMMENDED

# 33 Martin Drive

£300,000 Leasehold



- GUIDE PRICE £300,000 TO £325,000
- GROUND FLOOR APARTMENT
- ENSUITE TO MASTER BEDROOM
- ALLOCATED PARKING SPACE
- SIMILAR PROPERTIES REQUIRED
- 2 DOUBLE BEDROOMS
- STUNNING BUILDING
- OPEN PLAN RECEPTION AREA
- DOUBLE GLAZED SASH WINDOWS
- EPC RATING 'D' COUNCIL TAX BAND 'D'





## Council Tax Band D

## 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>		
(55-68) <b>D</b>	55	55
(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	

1 Hythe Street  
Dartford  
Kent  
DA1 1BE



dartford@livermores.co.uk

01322 228090

www.company.co.uk