

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat

Price

£250,000

Located in

Dartford



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



# 40 Keyes Lodge King Edward

Dartford DA1 2FH



Livermores are proud to present this charming one-bedroom second-floor apartment at Keyes Lodge, which offers a delightful living experience tailored for comfort and convenience. The property is presented in good order and boasts deceptively spacious accommodation throughout.

Upon entering, you will find a welcoming lounge that provides ample space for both living and dining furniture, enhanced by a door that opens onto a lovely Juliet balcony, perfect for enjoying fresh air and natural light. The kitchen, accessible from the lounge, is well-equipped with a range of eye and base level units, a built-in waist-height oven, a four-ring electric hob with an extractor hood, a fridge, a frost-free freezer, and a washer/dryer, all complemented by stylish tiled splashbacks.

The generous double bedroom features a built-in mirrored wardrobe, offering plenty of space for additional furniture if desired. The shower room is thoughtfully designed, featuring a large shower cubicle with a handrail, a heated towel rail, a WC, and a wash hand basin with a vanity unit beneath. A useful storage cupboard in the hallway adds to the practicality of this lovely apartment.

Keyes Lodge is a stylish development of 68 one and two-bedroom retirement apartments, conveniently located near local amenities and excellent transport links, providing quick access to central London and the M25. The on-site manager is available throughout the day to assist residents and organise various events in the Owners' Lounge, fostering a vibrant community atmosphere.

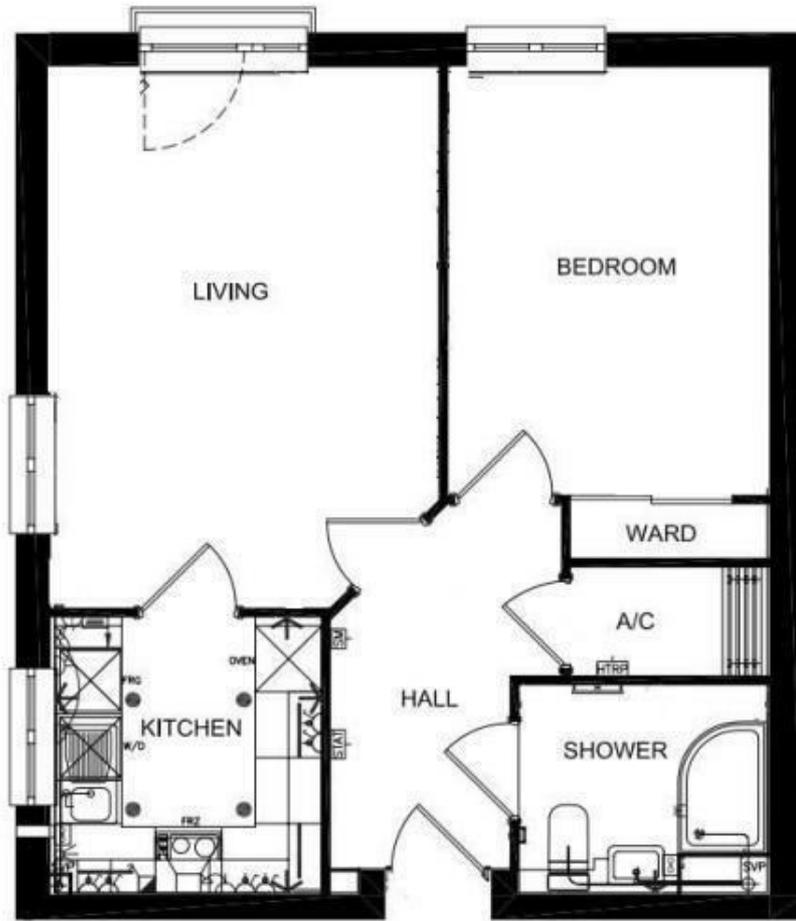
Safety and security are paramount at Keyes Lodge, with an emergency Careline system monitored by the Lodge Manager during the day and by the

# 40 Keys Lodge King Edward

£250,000 Leasehold



- PRICE - £250,000
- JULIET BALCONY
- COMMUNAL LIFT
- RETIREMENT PROPERTY
- SIMILAR PROPERTIES REQUIRED
- ONE BEDROOM SECOND FLOOR APARTMENT
- CHAIN FREE!
- 24 HOUR CARE LINE
- COMMUNAL LOUNGE AREA
- EPC RATING 'B', COUNCIL TAX BAND 'C'



Living	Width	11'-4" [3465] max	Length	16'-1" [4890] max
Kitchen	Width	7'-11" [2405] max	Length	8'-3" [2515] max
Shower Room	Width	6'-3" [1900] max	Length	7'-4" [2240] max
Bedroom	Width	9'-5" [2880] max	Length	12'-8" [3860] max

## Council Tax Band

## Local Authority

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			
England & Wales		EU Directive 2002/91/EC	

1 Hythe Street  
 Dartford  
 Kent  
 DA1 1BE



dartford@livermores.co.uk

01322 228090

www.company.co.uk