

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Apartment

Price Guide

£300,000

Located in

Dartford



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



# 44 The Earl, Mill Pond Road

Dartford DA1 5WH



Livermores are proud to present this charming two-bedroom, two-bathroom apartment presents an exceptional opportunity for first-time buyers and astute investors alike, particularly as it comes with no onward chain. The property features a spacious open-plan reception room that flows effortlessly onto a private balcony, creating an inviting space perfect for relaxation or entertaining friends and family.

The master bedroom is complemented by a well-appointed ensuite bathroom, ensuring privacy and convenience. The second bedroom is generously sized, making it ideal for guests or as a versatile home office. The building is equipped with a lift, adding to the ease of access for all residents.

One of the standout features of this apartment is the underground allocated parking space, a rare find in such a central location. The property is situated a mere 0.2 miles from Dartford Mainline Station, which is approximately a four-minute walk away. This prime location offers swift and easy commuting to London and beyond, making it an excellent choice for professionals seeking a balance between urban living and suburban tranquillity.

With its modern amenities and prime location, this apartment is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this delightful residence has to offer.

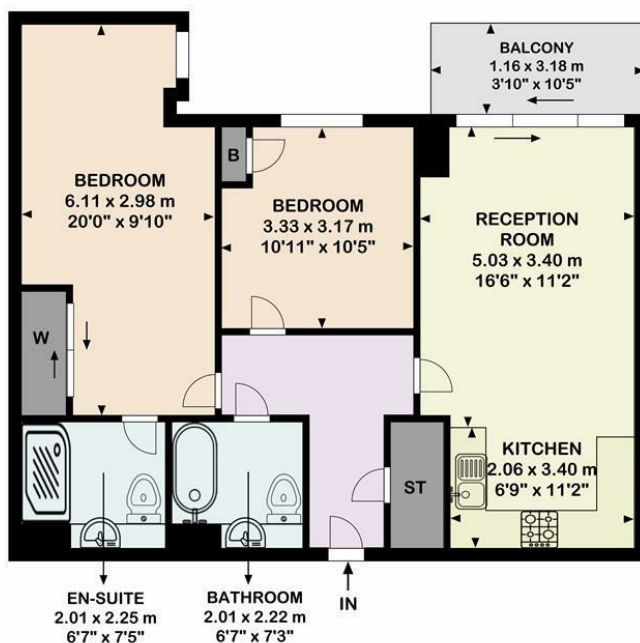
# 44 The Earl, Mill Pond Road

£300,000 Leasehold



- GUIDE PRICE £300,000 - £325,000
- TWO DOUBLE BEDROOM APARTMENT
- FAMILY BATHROOM & EN-SUITE TO MAIN BEDROOM
- BALCONY SPACE
- ALLOCATED PARKING
- CHAIN FREE!
- CLOSE PROXIMITY TO DARTFORD STATION & TOWN CENTRE
- COMMUNAL LIFT TO THE APARTMENT
- SIMILAR PROPERTIES REQUIRED
- COUNCIL TAX BAND 'D', EPC RATING 'B'





Ground Floor

## The Earl, Mill Pond Rd, Dartford DA1

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. Powered by airvideoigraphy.com

## 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>	88	88
(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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