

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat

Price Guide

£200,000

Located in

Dartford



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



# 70B Highfield Road

Dartford Kent DA1 2JJ

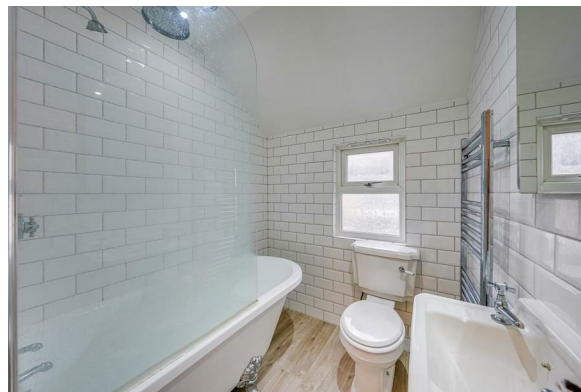


GUIDE PRICE £200,000 TO £210,000.... Located in the heart of Dartford this spacious 1 bedroom first floor conversion flat has a LONG LEASE and comes with it's own allocated parking space. The property comprises spacious reception room, fitted kitchen, bathroom and a good size double bedroom. Conveniently situated within a half mile of Dartford High Street and 0.6 MILES TO DARTFORD MAINLINE STATION, with its excellent links into London including easy access to the Elizabeth Line. This well presented conversion flat would make a fantastic first time buy or investment and is perfectly situated for good schools and amenities including Fast Track buses to Bluewater, with easy access to the M25 & A2. VIEWING HIGHLY RECOMMENDED.



# 70B Highfield Road

£200,000 Leasehold



- GUIDE PRICE £200,000 TO £210,000
- LEASE IN EXCESS OF 100 YEARS
- 1 DOUBLE BEDROOM
- SPACIOUS RECEPTION ROOM
- WELL APPOINTED KITCHEN
- TOWN CENTRE LOCATION
- IDEAL FOR DARTFORD STATION
- ALLOCATED PARKING SPACE
- GOOD CONDITION
- EPC RATING C COUNCIL TAX BAND B





**HIGHFIELD ROAD, 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, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

**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) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  | 71                         | 77        |
| (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<br>2002/91/EC |           |

1 Hythe Street  
 Dartford  
 Kent  
 DA1 1BE



dartford@livermores.co.uk  
 01322 228090  
 www.livermores.co.uk