

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Apartment

Price Guide

£225,000

Located in

Dartford



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



# 3 Angie Mews

Dartford Kent DA1 5GY



Nestled in the charming Angie Mews, Dartford, this delightful ground floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 699 square feet, the property features two well-proportioned bedrooms, including a spacious double bedroom, ensuring ample space for relaxation. The apartment boasts two bathrooms, one of which is an en-suite, providing added privacy and convenience for residents.

The location is particularly appealing, with local shops and amenities just a short stroll away. For those seeking a vibrant atmosphere, Dartford town centre is within three miles, offering a variety of bars, restaurants, and shops to explore. Additionally, the renowned Bexleyheath Shopping Centre and the popular Bluewater are both within a short drive, making shopping and leisure activities easily accessible.

Nature enthusiasts will appreciate the proximity to the Thames Path national trail and Dartford Marshes, perfect for leisurely walks and outdoor activities. Families will find Central Park, featuring the recently renovated Buccaneer Bay play area, just three miles away, along with the picturesque Hall Place and Gardens, ideal for a day out.

This apartment also includes allocated parking for one car, adding to the convenience of urban living. With its prime location and thoughtful layout, this property is an excellent opportunity for those looking to enjoy a comfortable lifestyle in Dartford.



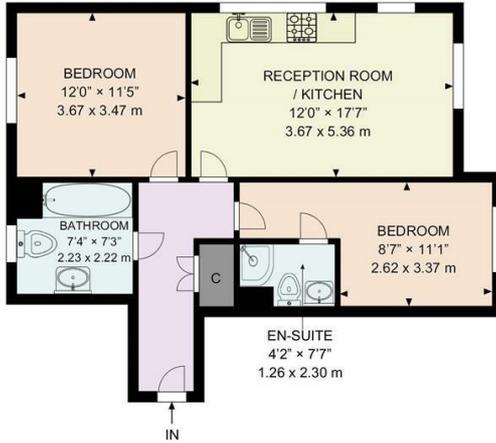
# 3 Angie Mews

£225,000 Leasehold



- GUIDE PRICE £225,000 - £250,000
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- LOCATED IN THE SOUGHT AFTER BRIDGE DEVELOPMENT
- SIMILAR PROPERTIES REQUIRED
- GROUND FLOOR APARTMENT
- ONE FAMILY BATHROOM & EN-SUITE TO MAIN BEDROOM
- OPEN PLAN KITCHEN/LOUNGE/DINING AREA
- FREE FAST TRACK BUS SERVICE TO DARTFORD STATION & BLUEWATER SHOPPING CENTRE
- COUNCIL TAX BAND 'D', EPC RATING 'B'





**ANGIE MEWS, 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 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>	82	82
(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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