

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Flat - First Floor

Offers In The Region Of

£225,000

Located in

Dartford



www.livermores.co.uk



Priory Court Priory Road

Dartford DA1 2BY



Nestled on the desirable Priory Road in Dartford, this newly refurbished first-floor flat presents an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned bedrooms, this property offers ample space for comfortable living. The flat features a welcoming reception room, perfect for relaxation or entertaining guests.

One of the standout features of this property is its modern refurbishment, which enhances its appeal and ensures a fresh, contemporary feel throughout. The kitchen and bathroom have been thoughtfully designed to meet the needs of modern living, making it a delightful space to call home.

For those who value convenience, the flat benefits from lift access, making it easily accessible for all. Additionally, the property boasts covered, electronically secure gated parking, providing peace of mind for residents with vehicles.

With a lease of 161 years remaining, this flat offers long-term security for potential buyers. Investors will also find this property attractive, with an estimated rental yield of approximately 7.8%, based on a rental achievement of £1,450 per calendar month and a property value of £225,000.

In summary, this first-floor flat on Priory Road is a fantastic opportunity for anyone looking to invest in a modern, secure, and conveniently located property in Dartford. Don't miss your chance to view this exceptional home.

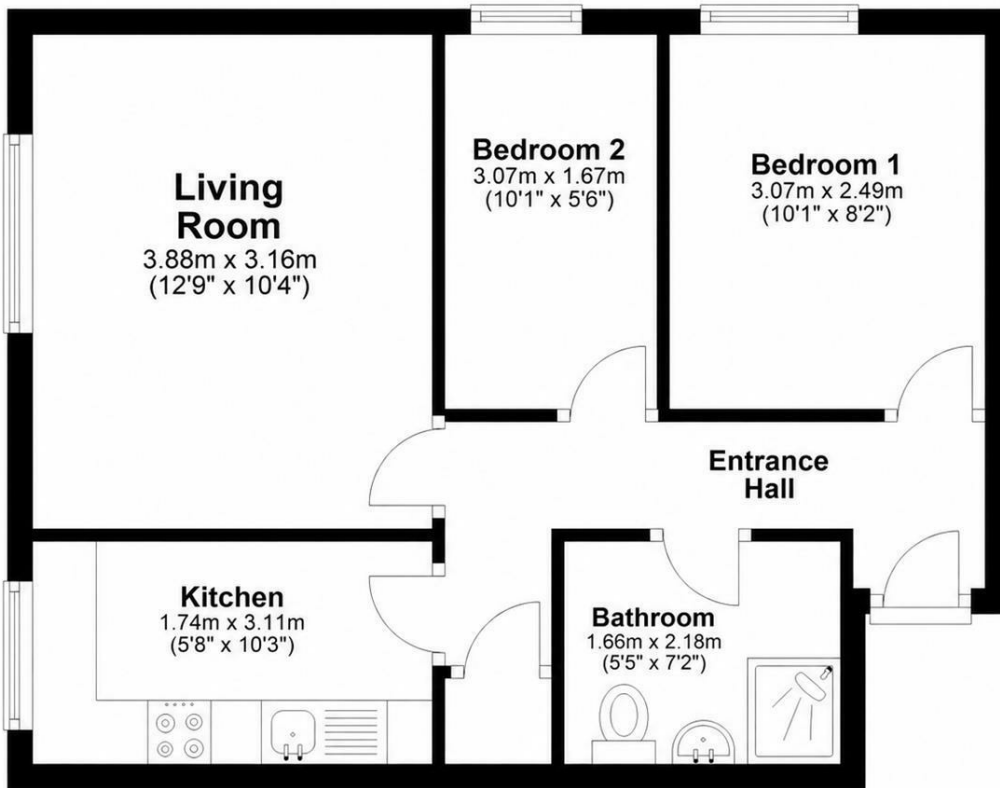
Priory Court Priory Road

£225,000 Leasehold



- OFFERS IN THE REGION OF £225,000
- ENCLOSED OFF-STREET PARKING
- 0.3 MILES TO DARTFORD STATION
- NEWLY REFURBISHED
- WELL PRESENTED THROUGHOUT
- HEALTHY LEASE OF 161 YEARS
- TWO BEDROOM, UPPER GROUND FLOOR WITH LIFT
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- 7.8% RENTAL YIELD, OR A GREAT FIRST-TIME BUY
- EPC RATING C COUNCIL TAX BAND C

Ground Floor



Please note this floor plan is for illustrative purposes only. It is not drawn to scale.
Plan produced using PlanUp.

Council Tax Band C

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) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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