

**LIVERMORES**  
THE ESTATE AGENTS

2 Bedrooms

Maisonette

Guide Price

£300,000

Located in

West Dartford



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



# 14 Heathclose Road

West Dartford Kent DA1 2PU



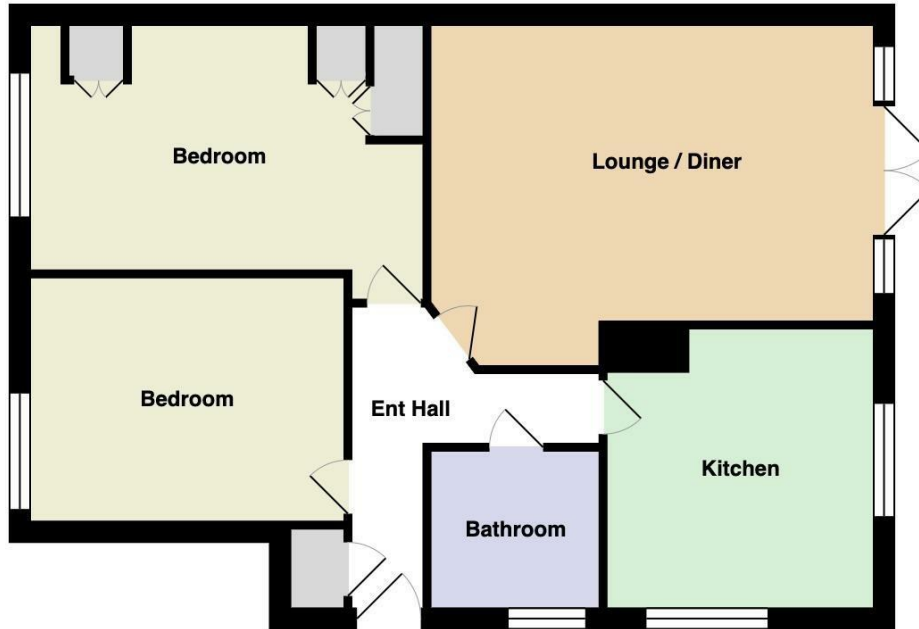
Guide Price £300,000 to £325,000. A fantastic opportunity to purchase a rarely available GROUND FLOOR two bedroom maisonette directly facing Dartford Heath. This property is being presented for sale in excellent decorative condition throughout and has the added benefit of having private use of both front and rear gardens. The spacious accommodation comprises lounge, modern fitted kitchen and bathroom and two bedrooms. Other Features to note include an exceptionally LONG LEASE, DOUBLE GLAZING, GAS CENTRAL HEATING and uninterrupted views of Dartford Heath to the front. EARLY VIEWING HIGHLY RECOMMENDED.

# 14 Heathclose Road

£300,000 Leasehold



- Guide Price £300,000 to £325,000
- Two bedrooms
- Long Lease
- Double glazing and central heating
- SIMILAR PROPERTIES REQUIRED
- Ground floor maisonette
- Directly facing Dartford Heath
- Excellent decorative condition
- Viewing highly recommended
- EPC 'C' COUNCIL TAX BAND 'C'



## 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	Maximum
Very energy efficient - lowest running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>	71	76
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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