

LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat

Offers In The Region Of

£160,000

Located in

Dartford



www.livermores.co.uk



19 Osbourne Road, Barnard Court

Dartford DA2 6RX



Nestled in the sought-after Osbourne Road within Barnard Court, Dartford, this charming first-floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-designed layout, featuring one spacious double bedroom, a welcoming reception room, and a modern kitchen and bathroom, all of which are ready for you to move in without the need for any immediate decorating.

The flat is part of a popular development, surrounded by beautifully maintained gardens and green spaces, creating a pleasant and tranquil environment. Its location is particularly advantageous for those who require easy access to transport links. The M25, A2, and M2 motorways are all within a short driving distance, making commuting a breeze. Additionally, Dartford train station is just a 15-20 minute walk away, and for those who travel into London, the high-speed service at Ebbsfleet International is conveniently nearby.

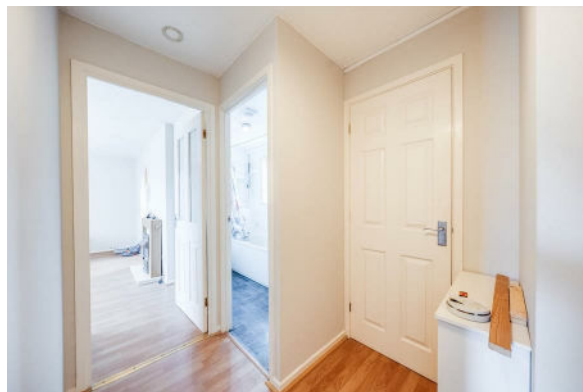
One of the standout features of this property is the recently extended lease, a significant benefit that sets it apart from many other flats in the area. This process, often costly and time-consuming, has already been taken care of, providing you with peace of mind and added value.

In summary, this delightful flat combines modern living with a prime location, making it an ideal choice for anyone looking to enjoy the best of Dartford. Don't miss the chance to make this lovely property your new home.



19 Osbourne Road, Barnard

£160,000 Leasehold



- GUIDE PRICE £160,000 - £170,000
- ALLOCATED PARKING
- CHAIN FREE!
- POPULAR LOCATION
- SIMILAR PROPERTIES REQUIRED
- ONE BEDROOM FIRST-FLOOR APARTMENT
- HEALTHY LEASE
- COMMUNAL GROUNDS
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND 'C', EPC RATING 'C'





Barnard Court, Osbourne Rd, Dartford DA2 6RH

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

Council Tax Band

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) A			
(81-91) B			
(69-80) C		72	80
(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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