

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat - Penthouse

Offers In The Region Of

£235,000

Located in

Dartford



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



# 19 Ormerod Point Ruby Tuesday

Dartford DA1 5SF



Nestled in the sought-after Bridge development of Dartford, we are delighted to present this immaculately upgraded one-bedroom top floor penthouse apartment on Ruby Tuesday Drive. This exquisite flat boasts a private wrap-around balcony, offering uninterrupted views across the picturesque marshes, perfect for enjoying tranquil evenings or entertaining guests.

Upon entering, you will be greeted by a spacious reception room that seamlessly flows into the modern kitchen, where the boiler is conveniently located. The apartment features elegant Amtico flooring throughout, enhancing its contemporary charm. The well-appointed bedroom provides a peaceful retreat, while the stylish bathroom ensures comfort and convenience.

One of the standout features of this property is the lift access, a rare advantage in this development, making it easily accessible for all residents. Additionally, the flat comes with an allocated parking bay in the residents' car park, providing hassle-free parking.

With its stunning views, spacious accommodation, and modern upgrades, this penthouse apartment is an ideal choice for those seeking a stylish and comfortable living space in Dartford. Whether you are a first-time buyer or looking to downsize, this property offers a unique opportunity to enjoy a high-quality lifestyle in a vibrant community. Do not miss the chance to make this exceptional flat your new home.



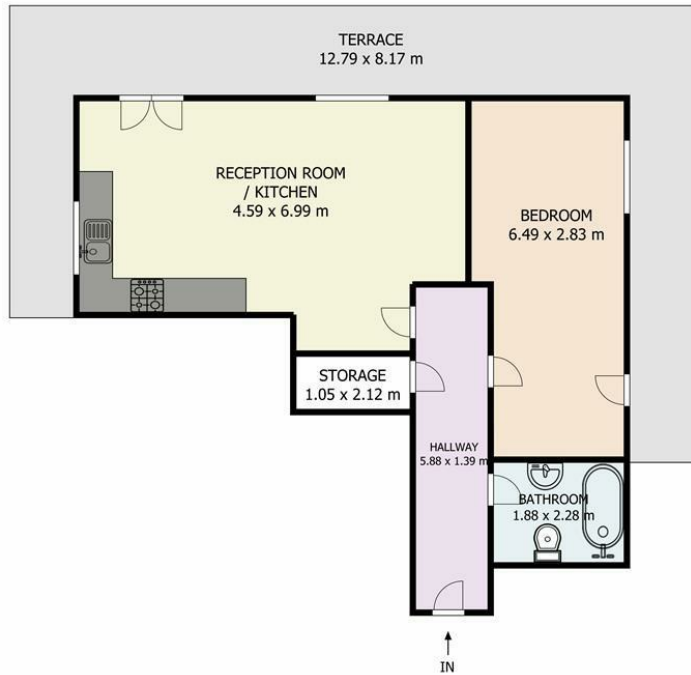
# 19 Ormerod Point Ruby Tuesday

£235,000 Leasehold



- OFFERS IN THE REGION OF £235,000
- LIFT WITHIN BUILDING
- AMTICO FLOORING THROUGHOUT THE PROPERTY
- TOP FLOOR PENTHOUSE
- SIMILAR PROPERTIES REQUIRED
- PASSED EWS1 CERTIFICATE
- ALLOCATED PARKING
- WRAP AROUND BALCONY
- PEACEFUL VIEWS ACROSS THE MARSHES
- COUNCIL TAX BAND 'C', EPC RATING 'C'





Top Floor Flat

Ormerod Point Dartford DA1 England

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 measurements have been taken at the widest points unless otherwise stated. The first measurement provided refers to the vertical wall. All dimensions, including windows, doors, and the total gross Internal area (GIA), are approximate and measured internally. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. [www.airvideography.com](http://www.airvideography.com)

## 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>		79	79
(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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