

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Apartment

Offers In The Region Of

£265,000

Located in

Dartford



www.livermores.co.uk



4 West Hill

Dartford Kent DA1 2EQ



Livermores are proud to present to the market this exceptional two-bedroom flat, which presents a unique opportunity for those seeking a harmonious blend of classic charm and modern convenience. The property is in good condition and showcases a wealth of period features, including stunning stained glass windows and high ceilings that create an inviting atmosphere throughout.

As you enter, you will be greeted by an open-plan reception room that is perfect for socialising and entertaining. The kitchen, seamlessly integrated into this space, is both modern and functional, making it a delightful area for culinary pursuits. Natural light floods the rooms, thanks to the Velux windows, enhancing the overall sense of space and warmth.

The master bedroom is particularly impressive, offering ample room and a serene retreat at the end of the day. The second bedroom is also well-proportioned, making this flat ideal for couples or small families.

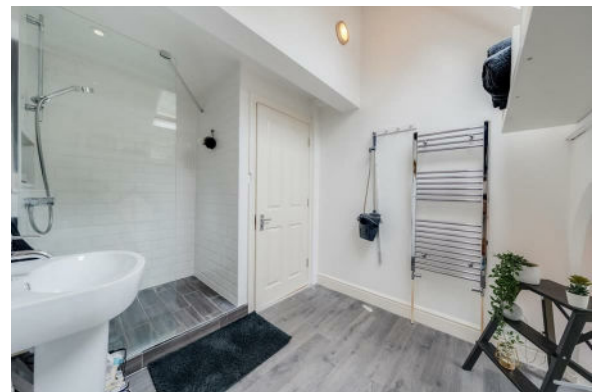
Unique features of this property include a shared courtyard, providing a tranquil outdoor space to unwind, as well as convenient parking facilities. With an EPC rating of C, the flat demonstrates a reasonable level of energy efficiency, ensuring comfort throughout the seasons.

Situated within the Dartford Grammar School catchment area and just a short walk from the town centre and station, this flat combines convenience with charm. It is an ideal home for those who appreciate style and comfort in a prime location. Don't miss the chance to make this remarkable flat your new home.



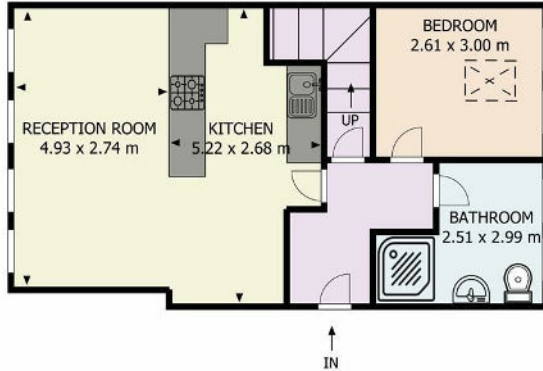
4 West Hill

£265,000 Leasehold

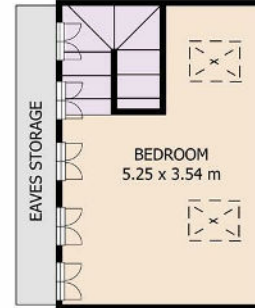


- OFFERS IN THE REGION OF £265,000
- GREAT LOCATION FOR TOWN CENTRE & TRAIN STATION
- SHARED TRANQUIL COURTYARD
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- SIMILAR PROPERTIES REQUIRED
- TWO BEDROOM APARTMENT
- WELL-PRESENTED WITH BEAUTIFUL FEATURES
- ALLOCATED PARKING
- HIGH CEILINGS & STAINED GLASS WINDOWS
- COUNCIL TAX BAND 'C', EPC RATING 'C'





First Floor



Second Floor

Church Court West Hill Dartford DA1 2EQ

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

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 - lowest running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Very energy efficient - lowest running costs			
England & Wales		EU Directive 2002/91/EC	

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