

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat - First Floor

Price Guide

£200,000

Located in

Dartford



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



# 76B Highfield Road

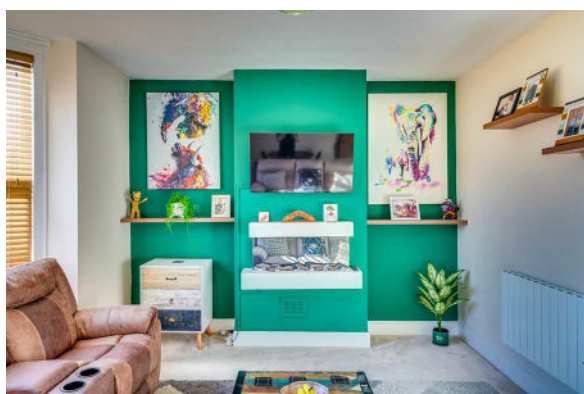
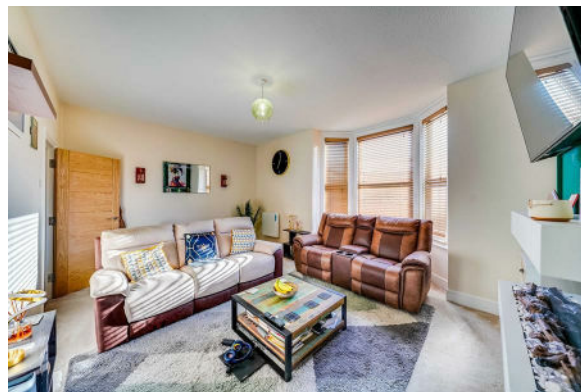
Dartford Kent DA1 2JJ



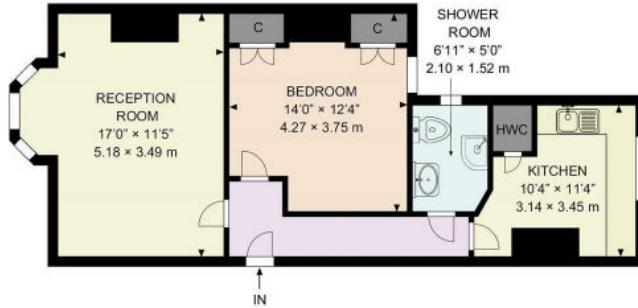
O.I.R.O £200,000.... This beautifully presented 1st floor conversion flat is located just a short walk from the High Street and just over HALF A MILE TO DARTFORD MAINLINE STATION, with it's excellent connections into London and a short journey to ABBEY WOOD and the ELIZABETH LINE. Offered to the market in fantastic condition the property comprises, spacious lounge/diner, large DOUBLE BEDROOM, good size kitchen with ample work surface and a shower room. With it's excellent central location for all amenities the added bonus of an allocated parking space is an absolute must. The other major benefit is a LONG LEASE IN EXCESS OF 110 YEARS. This wonderful property would make an excellent first time buy. INTERNAL VIEWING A MUST.

# 76B Highfield Road

£200,000 Leasehold



- O.I.R.O £200,000
- SPACIOUS LOUNGE/DINER
- EXCELLENT SIZE KITCHEN
- LONG LEASE OVER 110 YEARS
- EXCELLENT 1ST TIME BUY
- STUNNING 1ST FLOOR FLAT
- LARGE DOUBLE BEDROOM
- IDEAL FOR STATION & HIGH STREET
- ALLOCATED PARKING SPACE
- EPC RATING E COUNCIL TAX BAND B



### HIGHFIELD ROAD, DA1

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. It does not constitute in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

© airvideography.com. Unauthorised reproduction prohibited.

Restricted head height below 1.6m / 5'0"

## Council Tax Band B

### Local Authority

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		CURB	INTRA
Very energy efficient - Lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>67</b>
(39-54) <b>E</b>		<b>48</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	

1 Hythe Street  
 Dartford  
 Kent  
 DA1 1BE



dartford@livermores.co.uk

01322 228090

www.company.co.uk