

# LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Flat - First Floor

£180,000

Located in

Dartford



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# Pickering Court Osbourne Road

Dartford Kent DA2 6RP



O.I.R.O £180,000.... This beautifully presented 1st floor flat has been extensively refurbished by the current owners and has the advantage of having a LONG LEASE OF OVER 150 YEARS. This excellent first time buy comprises lovely fitted kitchen, well appointed shower room, excellent lounge and a bedroom. Located on a sought after development this property would also make a sound buy to let investment and is ideally situated for easy access to both the M25 & A2 and is just a short journey to BLUEWATER with it's excellent shopping facilities, numerous bars & restaurants and multiplex cinema. Situated just a A MILE WALK TO DARTFORD MAINLINE STATION with it's excellent links into London & Kent including the incredibly popular ELIZABETH LINE with it's HIGH SPEED LINKS INTO THE CITY. Internal viewing recommended.



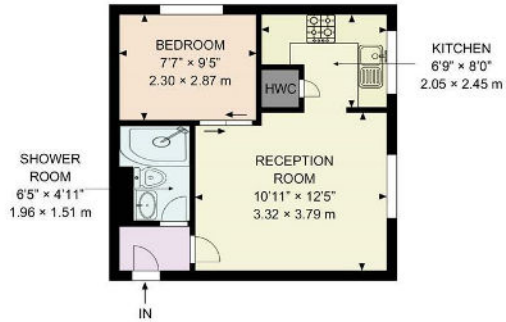
# Pickering Court Osbourne Road

£180,000 Leasehold



- O.I.R.O £180,000
- RECENTLY REFURBISHED
- SUPERB SHOWER ROOM
- ALLOCATED PARKING SPACE
- 1 MILE WALK TO DARTFORD STATION
- STUNNING 1ST FLOOR FLAT
- STUNNING KITCHEN
- LONG LEASE OVER 150 YEARS
- WONDERFUL 1ST TIME BUY
- EPC RATING D COUNCIL TAX BAND B





**FLAT 8, PICKERING COURT, OSBOURNE RD, DA2**

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.

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- Restricted head height below 1.5m / 50

## 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		Current	Target
Very energy efficient - lowest 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>	<b>78</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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