

# LIVERMORES

THE ESTATE AGENTS

0 Bedrooms

Studio

Price Guide

£125,000

Located in

Dartford



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# 43 Knights Manor Way

Dartford Kent DA1 5SB



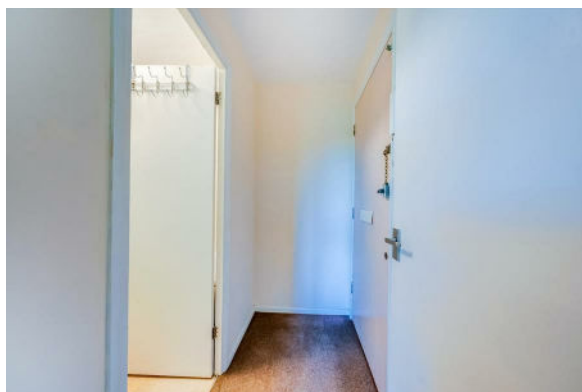
Offered to the market with a guide price of £125,000 - £140,000, this first-floor studio apartment presents an excellent opportunity for first-time buyers and investors alike. Offered chain free, the property is situated in a popular residential location with easy access to a range of local amenities and transport links.

The accommodation offers well-proportioned living space, complemented by a healthy lease term and the added benefit of an allocated parking space. Its convenient position places it within close proximity to Dartford Station and Dartford Town Centre, making it ideal for commuters and those seeking easy access to shops, restaurants, and leisure facilities.

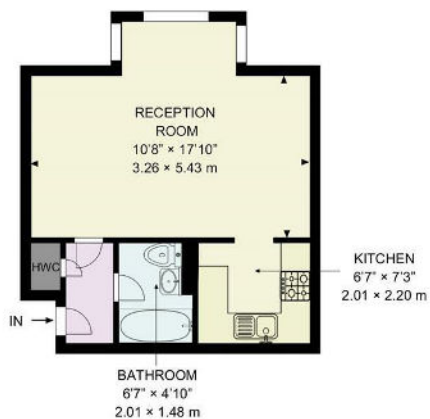
For investors, the property offers the potential for a high rental yield, making it an attractive addition to any property portfolio.

# 43 Knights Manor Way

£125,000 Leasehold



- GUIDE PRICE £125,000 - £140,000
- ALLOCATED PARKING SPACE
- HIGH RENTAL YIELD
- HEALTHY LEASE TERM
- SIMILAR PROPERTIES REQUIRED
- FIRST FLOOR STUDIO APARTMENT
- CHAIN FREE!
- CLOSE PROXIMITY TO DARTFORD STATION & TOWN CENTRE
- POPULAR LOCATION
- COUNCIL TAX BAND 'A', EPC RATING 'C'



## KNIGHTS MANORWAY 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.

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- Restricted head height below 1.5m / 5'0"

## Council Tax Band A

## Local Authority Dartford Borough Council

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                    |                         |       |
|---------------------------------------------|-------------------------|-------|
|                                             | CARE                    | Value |
| 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>                            |                         |       |
| (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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