



**17 Swallows Court Vickers Lane, Dartford, Kent, DA1 5FG**

**Guide price £180,000**

Guide Price £180,000 - £190,000. A stunning two double bedroom, 3rd floor modern apartment with wrap around balcony. Located on the popular 'Bridge' development of Dartford and providing easy access to Dartford mainline station via the Fast Track bus services we feel this property should definitely be on your viewing list. Consisting of large entrance hall, lounge/diner which is open to a modern kitchen, two double bedrooms and modern bathroom. Additional benefits include double glazed windows throughout, approx 7 Year NHBC warranty, long lease and is within close proximity to the M25 & A2 for commuters. Viewings come highly recommended to fully appreciate all that this home has to offer.

### Entrance Hall

Laminate Flooring. Radiator. Storage cupboard housing boiler and electrics fuse board. 'ACIS' touch screen bulletin board, providing fast track bus times & train times as well as other information. Entry phone system. Thermostat. Doors to:

### Lounge/Diner

16'8 x 17'6 at widest points (5.08m x 5.33m at widest points)

Carpeted. Double glazed window to side. Double glazed double doors to Balcony. Two radiators. TV aerial point. Telephone point. Plain ceiling. Recessed spotlights. Open to kitchen.

### Kitchen

8' x 10'2 (2.44m x 3.10m)

Tiled flooring. Double glazed window to rear. Matching range of wall and base units with work top over. Space for washing machine & fridge freezer. Integrated dishwasher. Integrated electric oven. Electric hob with extractor over. Stainless steel sink unit with mixer tap and drainer. Extractor. Open to Lounge/Diner.

### Master Bedroom

8'5 narrowing to 6'8 x 20'6 (2.57m narrowing to 2.03m x 6.25m)

Carpeted. Double glazed window to side. Radiator. Built in wardrobes. TV aerial point. Plain ceiling. Recessed spotlights.



### Bathroom

7'6 x 6'3 (2.29m x 1.91m)

Tiled flooring. Radiator. Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Local tiling. Plain ceiling. Recessed spotlights. Extractor.



### Bedroom Two

12'6 x 9'10 (3.81m x 3.00m)

Carpeted. Double glazed window to rear. Radiator. TV aerial point. Plain ceiling. Recessed spotlights.

### Balcony

'L' Shaped, wrap around balcony with views of Dartford Bridge. Outside lighting.

### Lease Information

Lease length - 125 years from 2010.

Service Charge - £1250p.a.

Ground Rent - £125p.a. (£62.50 paid every 6 months)

We advise that you instruct your solicitor to confirm this information prior to committing to purchase.

### Additional Information

Council Tax - Band D.

The Property is positioned on the 3rd floor and is accessible via a communal staircase & Lift.

The property is located approximately 1 mile from Dartford Mainline station, however is accessible via the Fast Track bus services.

Two FREE Fast Track bus service passes come with the property.

The M25 is located approximately 0.8 miles away for commuters.

Dartford is renowned for its variety of schools including grammar schooling, please visit [www.schools-search.co.uk](http://www.schools-search.co.uk) for more information.

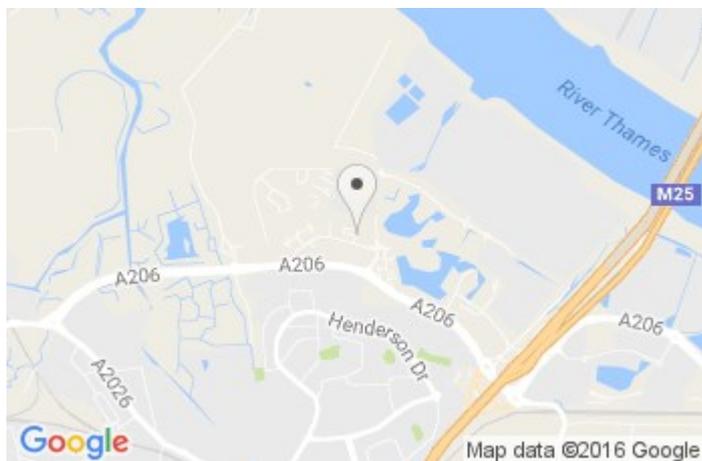
Greenhithe is also located within a short distance of the property which is home to Bluewater Shopping Centre, providing a variety of restaurants, shops and entertainment.

#### What the Vendor Says:

We bought this property as a new build 3 years ago and it has been a fantastic first home for us. We both work in the London area and this was one of the reasons we purchased the property initially, the Fast Track bus service (which is available to all residents) takes us into the town centre within 8 minutes, and the train into London Bridge takes around 32 minutes. Our neighbours are lovely and there is a real community spirit, every one is extremely friendly and respectful of each other. We will be sad to see our first home go, but it is time for us to move on.

#### Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The-Property-Cloud.co.uk have not tried or tested any appliances or services. These particulars do not form part of any contract and are for general guidance only. We would strongly recommend that the information which we provide about the property is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.





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TOTAL APPROX. FLOOR AREA 721 SQ.FT. (66.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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