



Hardwick Crescent, Dartford, DA2 6SF

Guide Price £120,000



Hardwick Crescent

Dartford, DA2 6SF

Local Authority: DARTFORD

Tax Band: B

- STUDIO FLAT
- 154 Year Lease - Peppercorn Ground Rent
- EPC RATING: 79C
- LONG LEASE
- c£1370 Service Charge PA

*** CHAIN FREE**

*****GUIDE PRICE £120,000 - £130,000*****

Sandra Davidson are pleased to present an opportunity to acquire a VERY WELL PRESENTED first floor STUDIO FLAT flat situated on the ever popular Bow Arrow Lane development. The property features Lounge/Bedroom, separate kitchen and bathroom. The property also benefits from Economy 7 heating, secondary glazing and allocated parking. The property comprises:-



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ENTRANCE

Via communal front door into entrance hall with stairs to first floor, door to Flat into entrance hall with; laminate wood floor, light, telephone entry system, cupboard housing hot and cold water tanks, doors to:

LOUNGE/BEDROOM 18'3" x 9'10" (5.56m x 3.00m)

Two double glazed windows to flank, fitted carpet, storage heater, fitted carpet, ceiling lights, opening to:

KITCHEN 6'4" x 7'8" (2.36m x 2.00m)

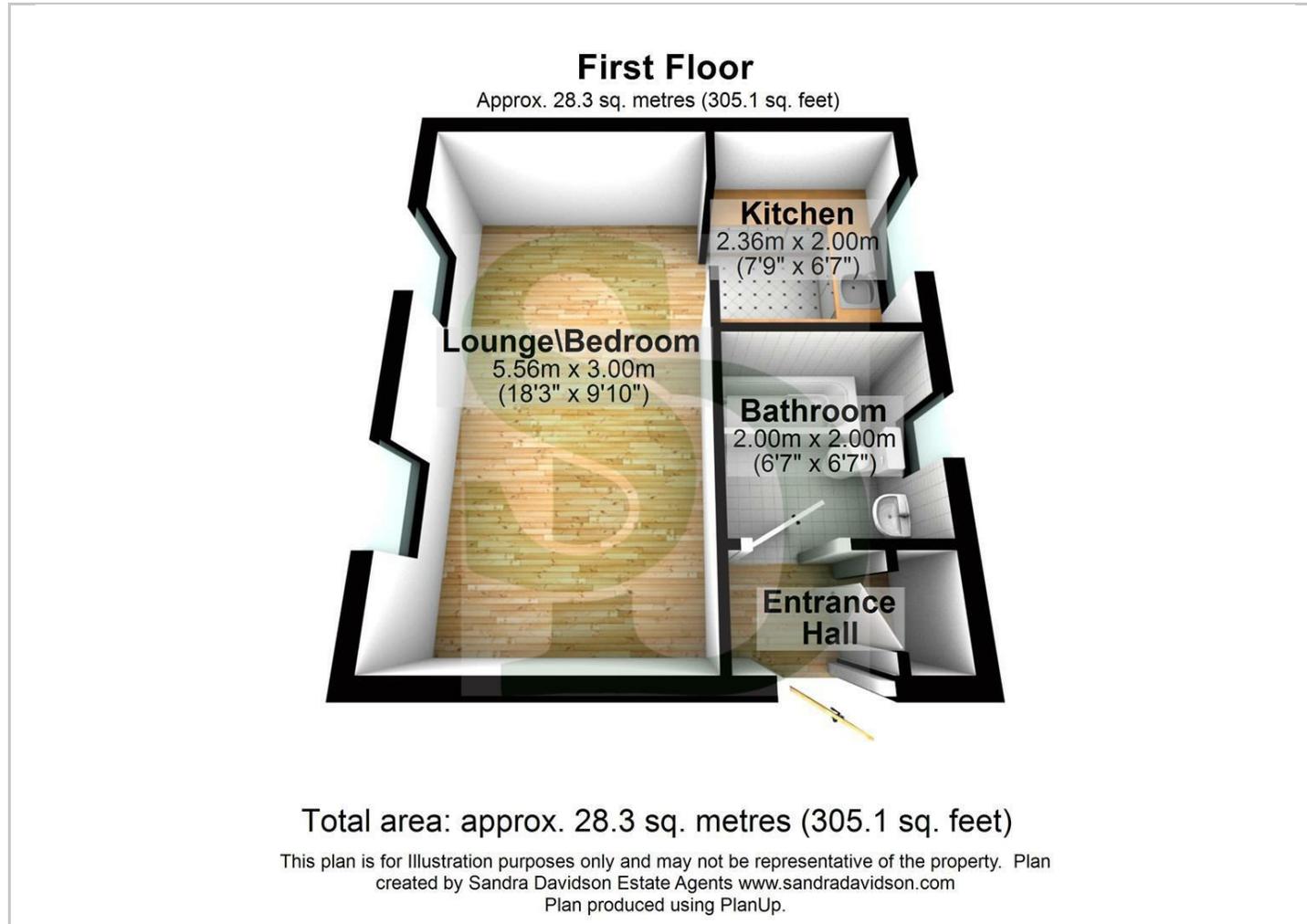
fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer, four ring free standing cooker, space and services for washing machine and fridge freezer, extractor fan, light, double glazed window to flank,

BATHROOM

Suite comprising; P-Shaped bathtub, low level WC, hand wash basin inset to vanity, 12v shaver socket, heated towel rail, laminate wood flooring, spotlights to ceiling, double glazed window to flank



Floor Plans



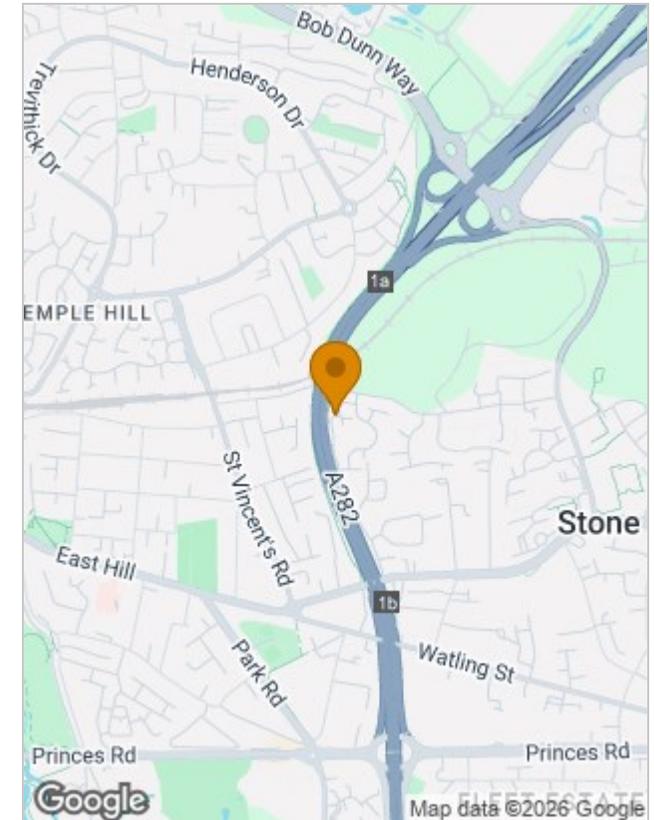
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current rating: 79 (D)
Potential rating: 82 (B)