



Muir Drive, Dartford
£250,000 Leasehold



Parris Residential are delighted to offer this spacious two-bedroom second-floor apartment with a lift, bathroom & En-suite shower room with W.C., plus a balcony and an allocated parking space. The property is presented to a very high standard throughout. Benefits include a modern fitted kitchen with all appliances, including a built-in oven, gas hob, integrated fridge freezer, and dishwasher. The property is located with easy access to the M25 and A2. Dartford Bridge Community Primary School and The Leigh UTC can be found nearby. Your inspection is highly recommended.

EPC Band B | Council Tax Band D | Leasehold 125 years from 01/02/2017 | Ground rent £225.00 p.a | Service charge £1488.00



SECOND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

communal entrance

lift & stairs to second floor

entrance hall 21'4 x 3'6 (6.50m x 1.07m)

kitchen & lounge 18'9 x 16'5 (5.72m x 5.00m)

balcony off lounge

bedroom one 12'7 x 10'5 (3.84m x 3.18m)

en-suite shower room & W.C. 7'6 x 4'2 (2.29m x 1.27m)

bedroom two 12'6 x 10'4 (3.81m x 3.15m)

bathroom 6'7 x 5'6 (2.01m x 1.68m)

allocated parking space

