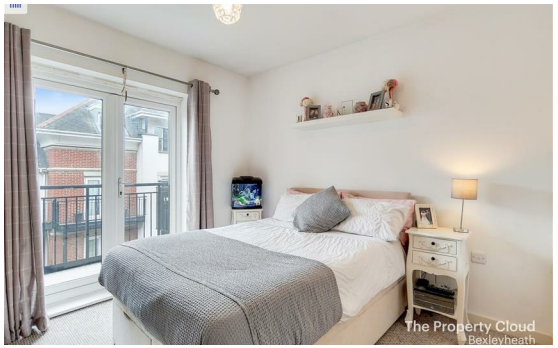
Cochrane Drive, , DA1 2GE
Guide price £240,000
The Property Cloud



We love this flat for the stylish decor, 2 balconies and sociable living space... A must see for any serious buyers!
360° VIRTUAL TOUR AVAILABLE* GUIDE PRICE £240,000 - £260,000. Offered CHAIN FREE is this immaculate and well maintained TWO DOUBLE BEDROOM, TWO BATHROOM 2nd floor MODERN APARTMENT with TWO BALCONIES. Benefits include an ALLOCATED PARKING SPACE and Free Visitor Bays | A Fitted Kitchen which is OPEN PLAN to the Main Living Area | Located only 0.6 MILES TO DARTFORD STATION | 0.3 miles to Dartford town centre | LONG LEASE | Viewings come HIGHLY RECOMMENDED.

Entrance Hall
Carpeted. Double glazed window to side. Wall mounted electric heater. Doors to:

Lounge/Diner
19'3" x 15'9" open to kitchen (5.88 x 4.81 open to kitchen) Carpeted. Double glazed window to front. Wall mounted electric heater. Open to Kitchen.

Kitchen
Tiled flooring. Double glazed double doors to Balcony. Range of wall and base units with work top over and matching splash backs. Integrated fridge freezer, dishwasher, electric oven. Electric hob with extractor over. Space for washing machine. Sink unit with mixer tap and drainer. Open to Lounge/Diner.

Balcony One
10'2" x 4'5" (3.10 x 1.37)

Master Bedroom
13'11" x 10'9" (4.26 x 3.30) Carpeted. Double glazed double doors to Balcony. Wall mounted electric heater. Door to:

Ensuite
Vinyl flooring. Low level WC. Wash hand basin with mixer tap and vanity unit under. Shower cubicle. Local tiling.

Balcony Two
10'0" x 4'0" (3.06 x 1.24)

Bedroom Two
13'5" x 9'0" (4.11 x 2.75) Carpeted. Double glazed window to rear. Wall mounted electric heater.

Bathroom
Tiled flooring. Frosted double glazed window to rear. Heated towel rail. Panelled bath with mixer tap and shower attachment. Low level WC. Wash

hand basin with mixer tap and vanity unit under. Local tiling.

Landlord Information
This property has the potential to achieve £1,050pcm, providing a gross annual yield of 5.04%.

Lease Information
Lease term remaining: 142 years

Service charge: £1,340.66p per annum.

Ground rent: £260 per annum.

To be confirmed by your legal representative prior to exchange of contracts.

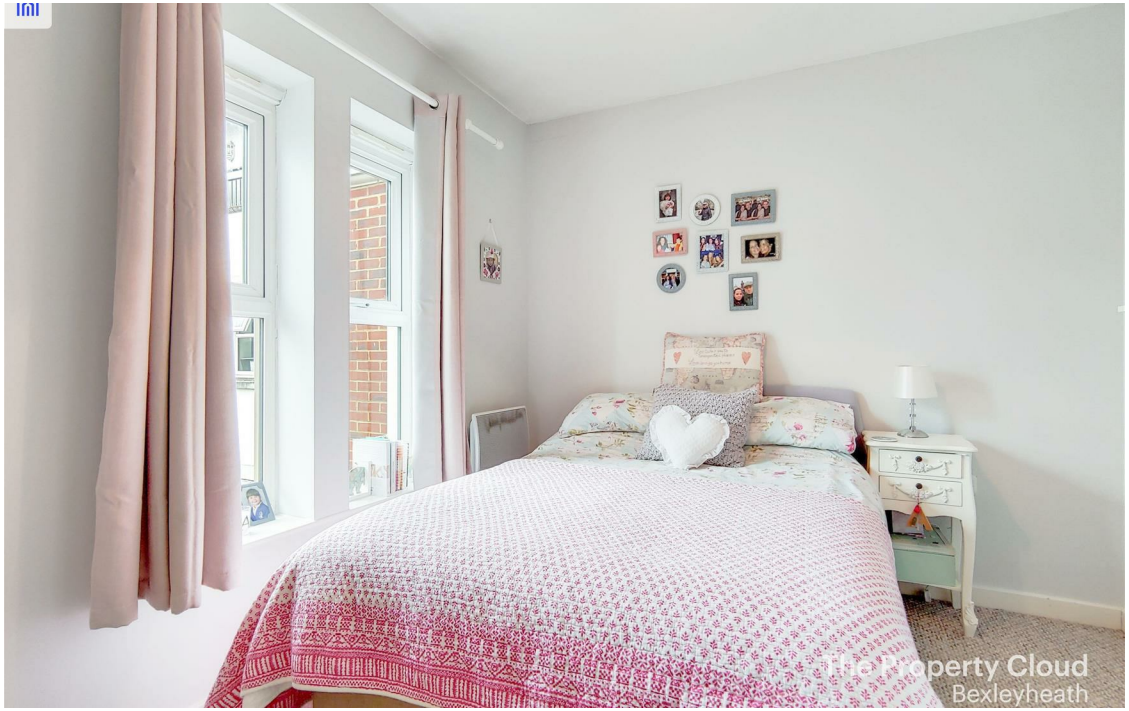
Additional Information
COUNCIL TAX -
Dartford Borough Council - Band D.

COMMUTING
Dartford Station - 0.6 Miles.
A2 for M25 & Blackwall Tunnel - 1.6 Miles via Shepherds Lane.

SCHOOLS
Our Lady's Catholic Primary School - 250ft.
Dartford Grammar School - 0.2 Miles.
West Hill Primary School - 0.4 Miles.

LOCAL AREA
Dartford Town Centre - 0.3 Miles - providing an array of shops, businesses & restaurants.

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 have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



Cochrane Drive, DA1

CAPTURE DATE: 30/07/2019

LASER SCAN POINTS: 31,123,848

GROSS INTERNAL AREA
61.7 Sqm / 664.1 Sqft

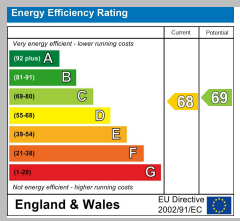
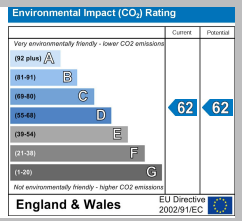
— Second Floor

GROSS INTERNAL AREA The footprint of the property	NET AREA (INTERNAL) Excludes walls and external features	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5m
61.7 Sqm / 664.1 Sqft	59.3 Sqm / 638.6 Sqft	8.0 Sqm / 86.2 Sqft	0.0 Sqm / 0.0 Sqft

spec
RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 3B RESIDENTIAL
70.2 Sqm / 755.8 Sqft

IPMS 3C RESIDENTIAL
67.8 Sqm / 730.3 Sqft

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