



Two Bedroom Apartment
Falcon Close, Dartford, Kent, DA1 5SA

Guide Price £220,000
Leasehold

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Description

Guide Price £220,000 - £230,000

This charming and welcoming first-floor, two-bedroom apartment offers an inviting and spacious living experience with a perfect blend of comfort and convenience. The heart of the home is the generous lounge/diner, perfect for both relaxation and entertaining. The well-appointed kitchen is well equipped, making meal preparations a delight. The family bathroom is designed for comfort and convenience, catering to all your daily needs. One of the standout features of this property is its long lease, ensuring peace of mind and stability for years to come. The allocated parking space adds to the convenience, making this apartment an ideal choice for those with a vehicle and their guests. Additionally, the current owner has made significant improvements, including the installation of a combi boiler and double glazing throughout the apartment, both added within the last two to three years, enhancing the property's energy efficiency and overall comfort. The apartment's location is another standout feature, with Dartford train station offering excellent links to Central London destinations such as London Victoria, Charing Cross, and London Bridge. For those utilizing the Elizabeth Line, the Abbey Wood Train Station is conveniently accessible. Ebbsfleet International Train Station is also just a short drive or bus journey away, providing swift connections to Stratford and London's St. Pancras International. In our opinion, Dartford's transport links are second to none, complemented by fantastic access to major motorways, including the M25, and easy routes via the A2 and A13 through the Dartford Crossing. The thriving town of Dartford continues to expand, making this property a prime opportunity for first-time buyers or those seeking an investment. With its blend of modern improvements, strategic location, and practical amenities, this two-bedroom apartment is a superb choice for a comfortable and convenient lifestyle. Contact the haus estate agents team in Rainham and arrange your viewing to avoid disappointment.

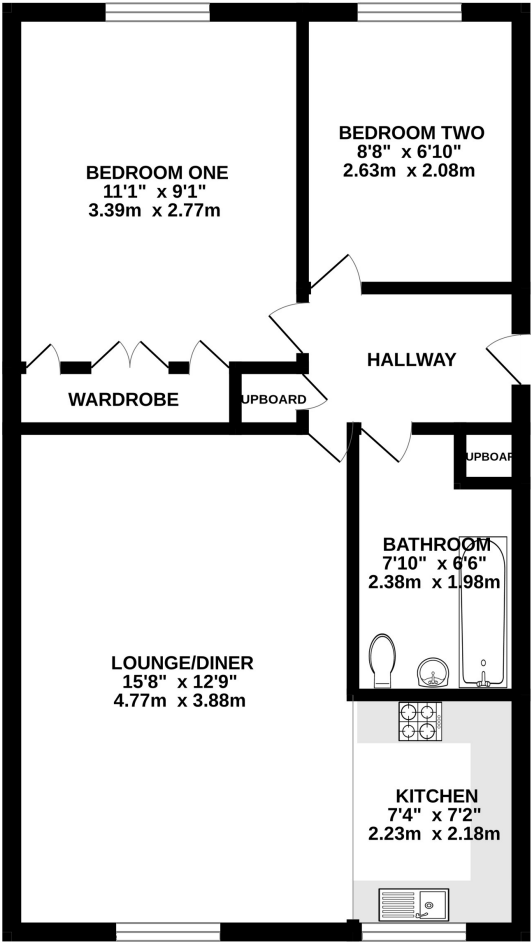
Key Features

- No Onward Chain
- Two Bedroom First Floor Apartment
- Combi Boiler and Double Glazing fitted within the last 3 Years
- Allocated parking
- Ideal First Time Purchase or Buy to Let Investment
- Approximately 149 Years Unexpired Lease
- Excellent Transport Links
- No Ground Rent Payable

Local Area

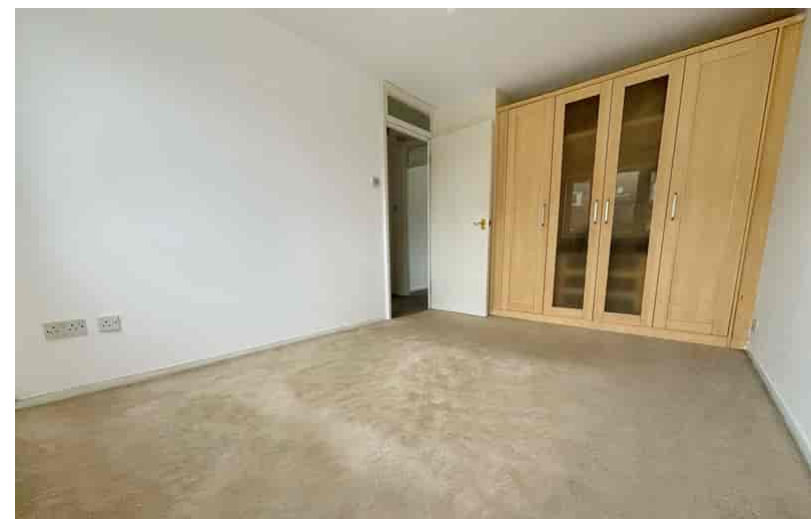
The Borough of Dartford is a local government district in the north-west of the county of Kent, England. Its council is based in the town of Dartford. It is part of the contiguous London urban area. It borders the borough of Gravesham to the east, Sevenoaks District to the south, the London Borough of Bexley to the west, and the Thurrock unitary authority in Essex to the north, across the River Thames. The borough was formed on 1 April 1974 by the merger of the Municipal Borough of Dartford, the Swanscombe Urban District, and part of the Dartford Rural District.

GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



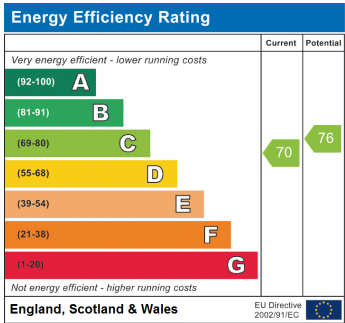
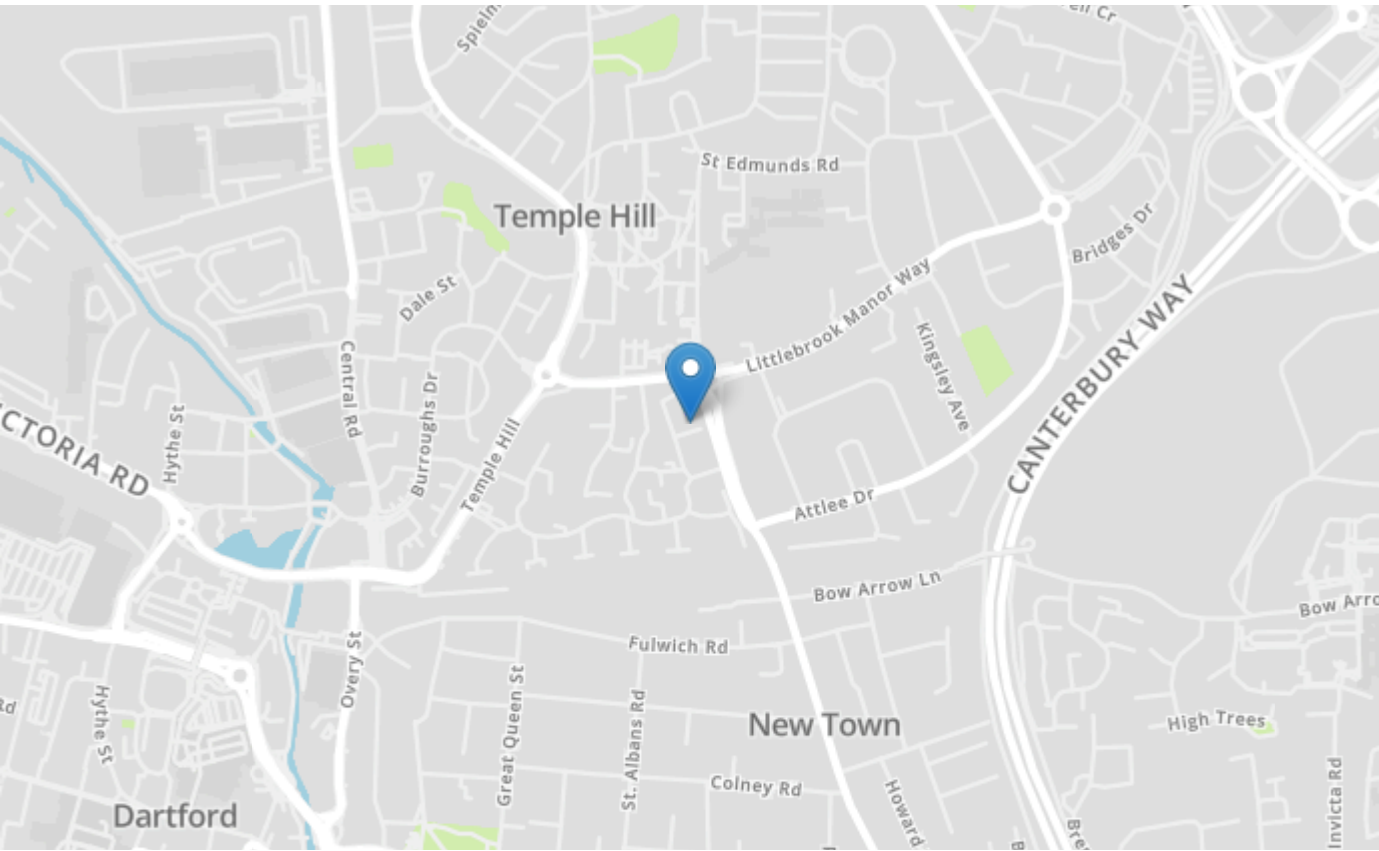
TOTAL FLOOR AREA : 458 sq.ft. (42.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Property Location

Falcon Close, Dartford, Kent, DA1 5SA



Tenure

Leasehold

Lease Term

Approximately 149 yrs remaining

Ground Rent

N/A

Service Charge

£1135.28 PA

Local Authority

Dartford Borough Council

Council Tax

Band C

haus Estate Agents

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Gillingham

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Agent Notes

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact.

The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller.

The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.