



£235,000

**Raffles Court, Darwin Avenue, Dartford,
Kent, DA1 5RS**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

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Guide Price From £235,000 to £250,000

Recently redecorated, finished to a good standard and offered end of chain, Christopher Russell are pleased to present this exceptionally spacious two double bedroom, two bathroom apartment with lift access, set within a quiet close to the rear of the highly regarded Bridge Development.

The property features a well-proportioned dual aspect lounge/diner with access to a private balcony overlooking the rear aspect, along with an open-plan kitchen fitted with a range of integrated appliances. There are two generous double bedrooms, including a principal bedroom with en suite shower room, alongside a modern family bathroom with shower over bath.

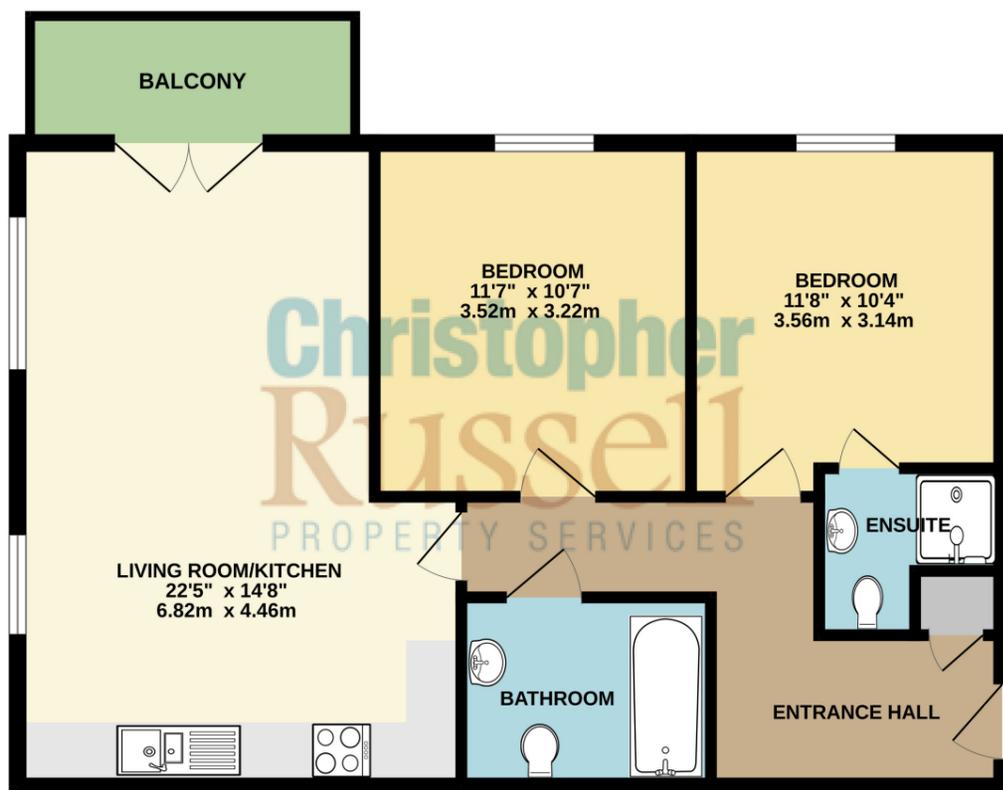
The L-shaped entrance hall benefits from a deep storage cupboard and a security entry phone system.

Externally, the property includes an allocated parking space (No. 959).

Further benefits include a long lease with approximately 116 years unexpired, a service charge of £1,633.82 per annum, and ground rent of £195.94 per annum.



SECOND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 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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