



£325,000

William Mundy Way, Dartford, Kent, DA1 5XQ

**Christopher Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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**Christopher Russell Property Services**

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Modern two bedroom luxury apartment situated on the third floor within a short walk to Dartford Train Station.

This beautifully presented apartment features a spacious open planned lounge/diner with a private SOUTH WEST FACING BALCONY overlooking private well maintained communal gardens, integrated contemporary fitted kitchen, en-suite shower room to the main bedroom and separate luxury bathroom suite.

There is an audio entry phone system, two allocated parking spaces and the property is close to local shops and amenities.

Unexpired Lease : 994 Years

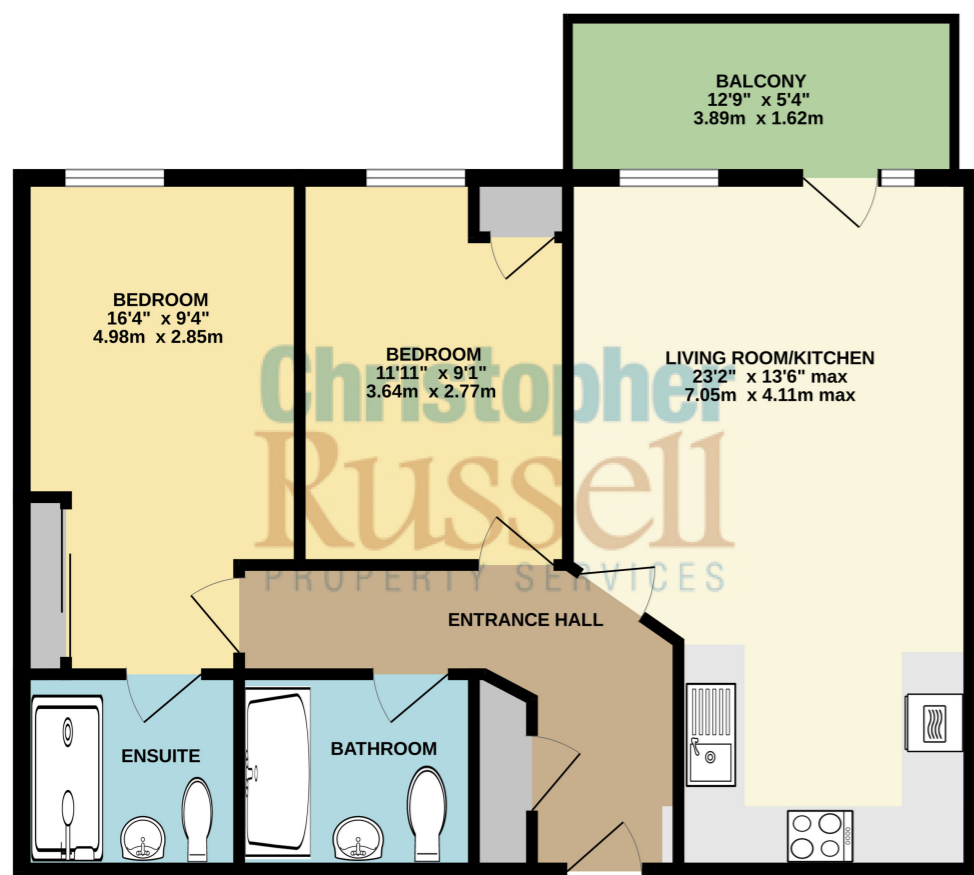
Ground Rent: £350 per year

Service Charge: £1,216 per year

Council Tax Band D.



734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	