



Guide Price £170,000 Leasehold



43 Kenwyn Road, Dartford, Kent DA1  
2TH





## PROPERTY DESCRIPTION

GUIDE PRICE £170,000 - £190,000 • RE/MAX SELECT are delighted to offer for sale this top floor flat with ALLOCATED PARKING, in a popular location close to transportation links, schools, and amenities, including Orchard shopping centre. This spacious property comprises one double bedroom, open-plan kitchen/living room, and good-sized bathroom. Further benefits include double glazing, and views overlooking the River Darent.





## ROOM DESCRIPTIONS

### Entrance Hall

Wood flooring, storage cupboard; access to loft.

### Open-Plan Kitchen / Living Room

Wood flooring; range of wall and base units with complementary worktops and tiled splashback; sink and drainer unit with mixer tap; free-standing cooker, integrated extractor hood; space and connections for fridge/freezer; space and connections for washing machine; double glazed windows.

### Bedroom

Wood flooring, double glazed windows.

### Bathroom

Vinyl flooring, part-tiled walls; walk-in shower enclosure with rainfall fitting; wash-hand basin with mixer tap; w/c, storage cupboard, double glazed window.

### Allocated Parking

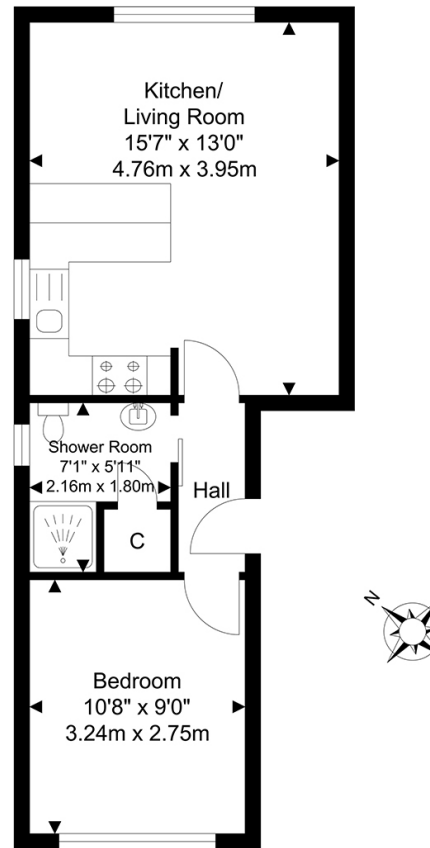
Off street parking for one car.

### Information

- Easy access to A2 / M25
- 0.3 miles (approx) to Dartford Station incl Thameslink (direct to 8 London Terminal stations)
- 0.4 miles (approx) to Orchard Shopping Centre
- 0.7 miles (approx) to Central Park
- Lease: 88 years remaining
- Ground Rent: peppercorn
- Service Charge: £522.79 every 6 months (approx)
- Council Tax: Band B



## FLOORPLAN



TOTAL APPROX FLOOR AREA 368.12 SQ. FT / 34.20 SQ. M  
For Identification Purposes Only.