



Vickers Lane, Dartford

Asking Price £210,000

Harpers & Co

We are proud to offer this excellent and most spacious 2 bedroom 2nd floor apartment with wrap around balcony and open plan kitchen diner with commanding views. This large flat would make an excellent first time buy or buy to let investment as it offers good location with excellent space and is decorated to a very good standard. Early viewings advised. Contact sole agents Harpers & Co 01322 524425 122 years left on lease. £1,000 ground rent



Swallows Court, Vickers Lane, Dartford, Kent

OUTSTANDING LARGE 2 BEDROOM FLAT | COMMANDING VIEWS | ELEVATOR AND MANICURED GARDENS | NEW BLOCK STILL UNDER BUILDERS WARRANTY | LOW SERVICE CHARGES | AMPLE PARKING | LARGE WRAP AROUND BALCONY | OPEN PLAN KITCHEN DINER | 2 DOUBLE BEDROOMS | EARLY VIEWINGS ADVISED

Hallway 18' 4" x 4' 11" (5.6m x 1.5m)

Fully carpeted throughout. Intercom with screen for facial recognition at Ground Floor main entrance. Pendant light. Radiator with TRV valve. Multiple plug points.

Kitchen/Diner/Lounge 16' 11" x 17' 9" (5.15m x 5.4m)

Two Large UPVC windows with a set of French doors leading onto a Balcony. Open plan kitchen/diner/lounge. Lounge area fully carpeted throughout. Two radiators both with TRV valves. Two clustered ceiling spotlights. Smoke Alarm. Vent. Full range of floor and wall mounted Ash coloured designer kitchen cabinets. 4 ring Zanussi hob and oven. Built in extractor fan. Full black laminate kitchen worktops Stainless steel basin with chrome mixer taps and left hand drainer. Indesit dishwasher. Series of brushed chrome plug points and Isolation switches

Bedroom 1 20' 4" x 8' 6" (6.2m x 2.6m)

UPVC slide and tilt window. Fitted blind. Fully carpeted throughout. Spotlight cluster. Multiple plug points. Radiator with TRV valve.

Bedroom 2 12' 6" x 9' 10" (3.8m x 3m)

UPVC slide and tilt window. Fully carpeted throughout. Spotlight cluster. Multiple plug points. Radiator with TRV valve.

Bathroom 7' 7" x 5' 11" (2.3m x 1.8m)

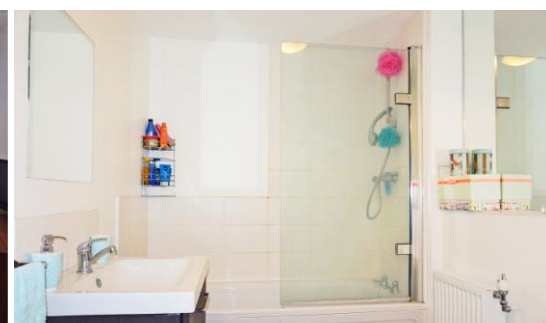
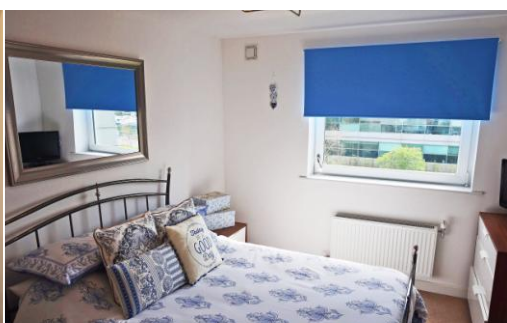
Opaque UPVC window to side elevation. Spotlights to ceiling. Ceiling mounted extractor fan. Large tiles to both floor and walls. Low level designer WC. Low level designer vanity unit featuring a square style basin with push rod waste and chrome mixer taps. Wall mounted vanity mirror. Pea shaped bath with chrome mixer taps and wall mounted shower attachment. Chrome fixtures and fittings throughout. Chrome wall mounted heated towel rail.

Balconies 4' 11" x 16' 5" (1.5m x 5m)

Two return frontaged balconies with commanding views.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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