



James Smith Court
Dartford
Kent
DA1 5XN

Offers In Excess Of £315,000

bettermove

James Smith Court

Dartford

Bettermove are proud to present this 2 bedroom apartment in Dartford, available with no forward chain.

The property is currently tenanted and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from high performance glazing and gas central heating, with two allocated car park spaces available.

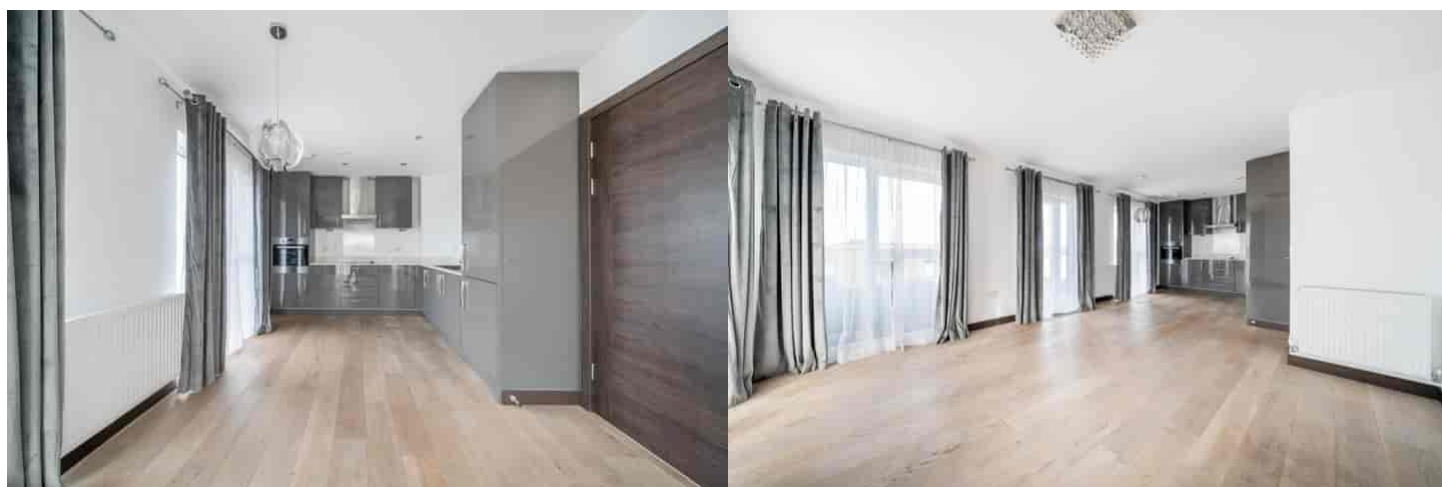
The council tax band is D.

This is a leasehold property with 990 years remaining on the lease; the ground rent is £300.00 per annum and the service charge is £1,800.00 per annum.

The interior of this beautifully presented property comprises a spacious, open plan lounge and fitted kitchen area which leads directly onto the balcony, two double bedrooms, with one en-suite and the family bathroom. The exterior boasts a private balcony, perfect for enjoying the summer months.

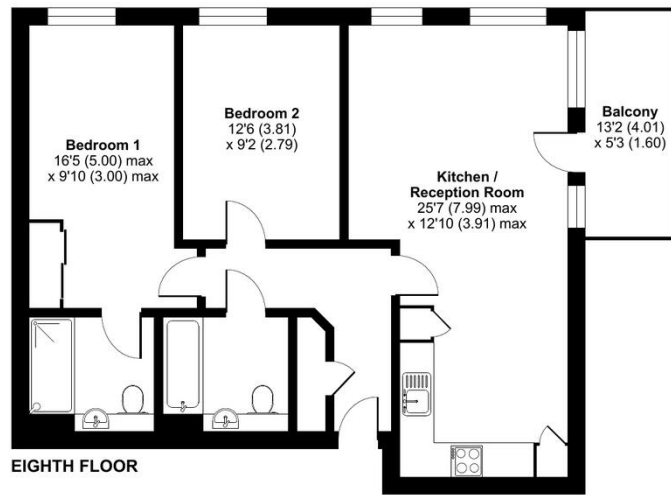
Located in the popular town of Dartford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Dartford Train Station, a variety of local bus routes and close access to the A282, leading to the M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



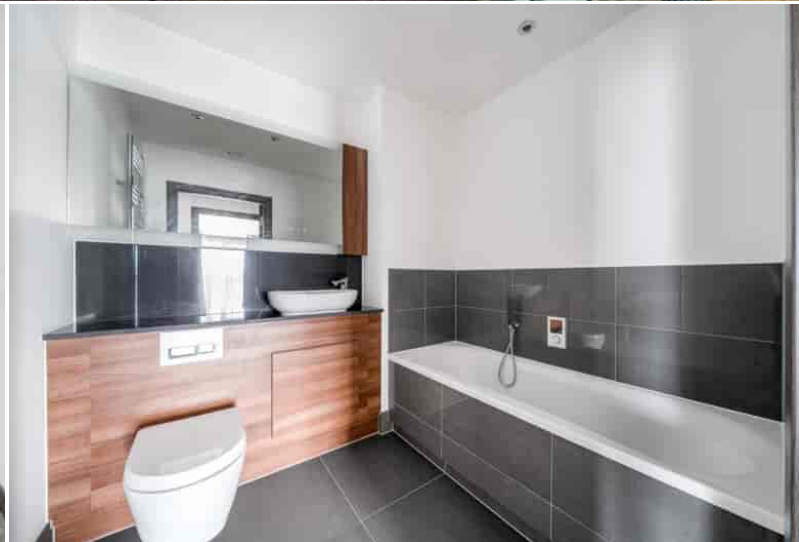
James Smith Court, Dartford, DA1

Approximate Area = 770 sq ft / 71.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for James Gony Estate Agents. REF: 1253803

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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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