



**Porteus Court
Elm Road
Dartford
Kent
DA1**

Offers In Excess Of £185,000

bettermove

Elm Road Dartford

Bettermove are proud to present this 1 bedroom flat in Dartford, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout complete with recently fitted flooring, and allocated parking available.

The council tax band is B.

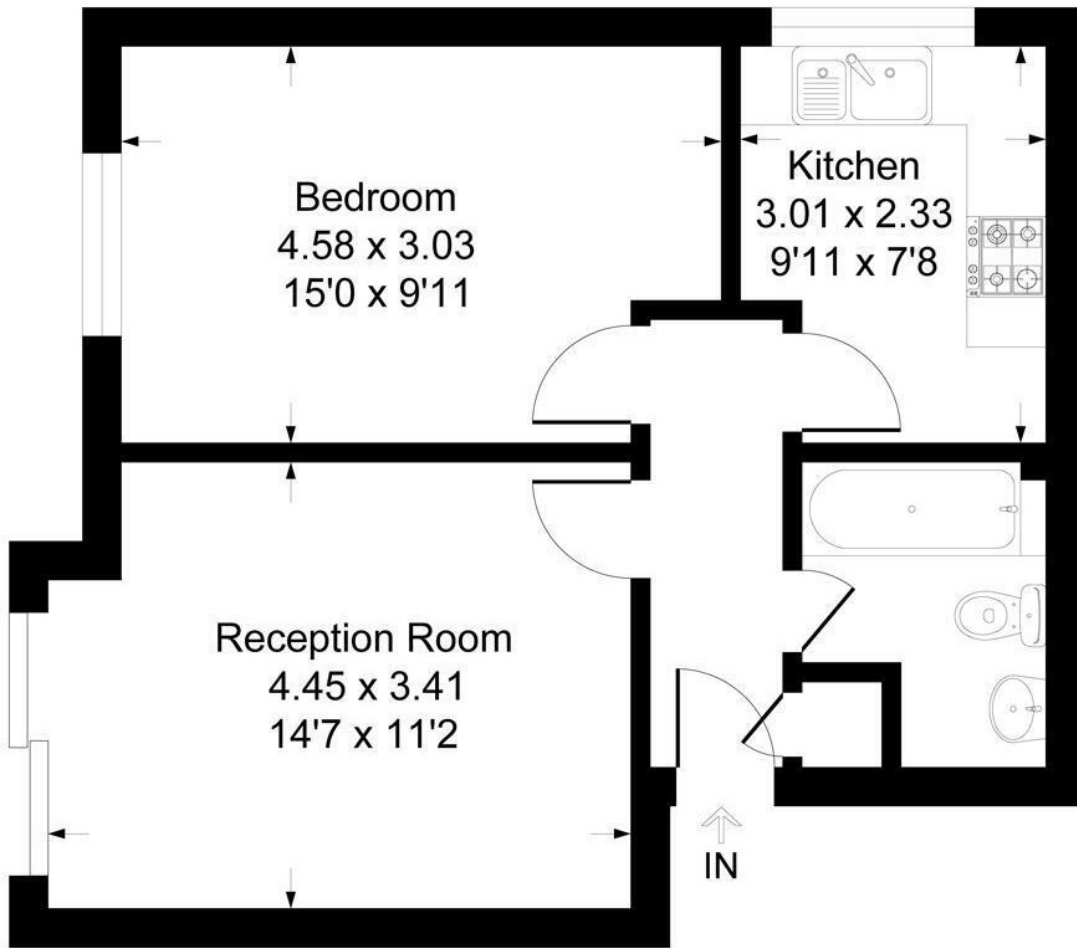
This is a leasehold property with 89 years remaining on the lease; the ground rent is £200.00 per annum, and the service charge is £1,600.00 per annum.

The interior of this beautifully presented, ground floor property comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom. The property further benefits from secure entry system.

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

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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