



Guide Price £230,000

2 Bedroom Flat for sale
39 Birdwood Avenue, Dartford



EweMove
SALES AND LETTINGS



Overview

Guide Price £230,00 - £240,000 This property needs to be seen, a gorgeous and spacious 1st floor apartment with flexible kitchen living area complete with wrap around balcony, 2 double bedrooms, one with en suite shower room, family bathroom and the all important allocated parking space plus the use of the communal bike shed. Perfectly situated on the ever popular Bridge Development in Dartford.



Key Features

- Call NOW 24/7 or Go On Line To Book
- Popular Bridge Development
- 107 Years Lease Remaining
- Large Flexible Living Area
- Two Double Bedrooms
- Ensuite To Master Bedroom
- Allocated Parking Space
- Wrap Around Balcony





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On entering the property there is a large, light and spacious hallway with large cupboard space leading to the large open plan kitchen living area, this room can be furnished in many different ways to suit, with enough space for a dining table and chairs, large sofa and still leaving ample room to use and access to the large balcony. The kitchen has an array of wall and base units with built in appliances, including washing machine, oven and dishwasher plus plenty of work surface space to utilise.

The bedrooms are both large and spacious with room for large beds, wardrobe and dressing tables. The master bedroom comes with the added en suite shower, wash hand basin and low level WC.

Location, The Bridge is a pioneering regeneration project alongside the Thames in Dartford that has been designed to create a thriving community where people, businesses and wildlife can call home. The Bridge offers many amenities to its community, leisure facilities, schools, play areas, parkland, convenience stores, coffee shop and also offers a fast track bus service, servicing the Bridge development and runs to Bluewater Shopping Centre and Dartford Mainline Train Station, offered to residents at a discounted rate. There really is something for everyone on this wonderful development.



Key information

Council Tax Band D:- Council Tax Estimation - £2175 per year

EPC - Band B (81-82)

Total floor area: 61.94 sq. metres

Boiler is located within a cupboard in the kitchen. (new gas boiler installed)

July 2024 10 Year guarantee from then)

Electric consumer unit located in a cupboard in the hallway.

Leasehold Information:

Lease expiry: 1/7/2132 107 Years Remaining

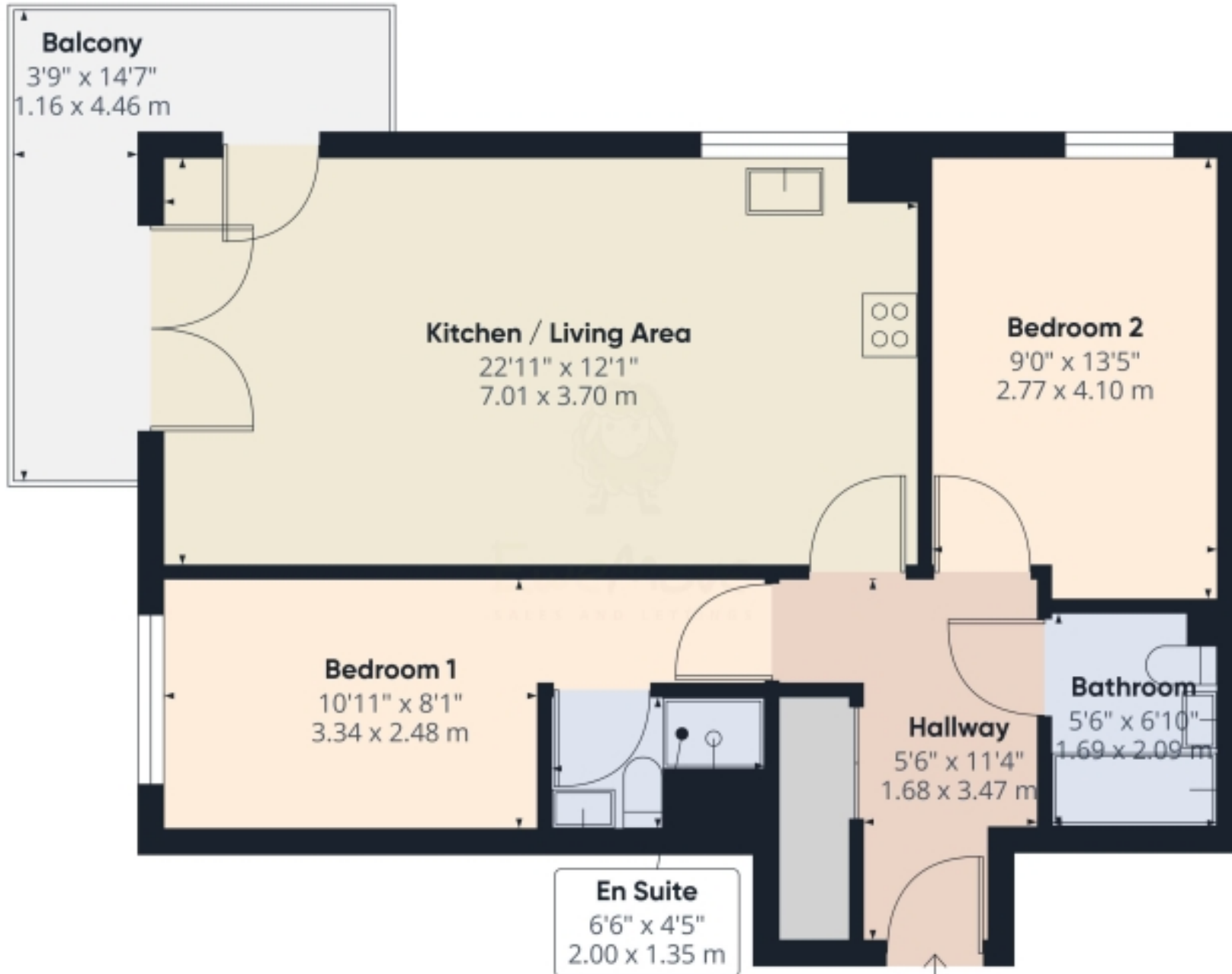
Current annual service charge: £1795 Per Year

Current annual ground rent: £125 Per Year

(All leasehold information has been supplied to us by the vendors and should be verified by your solicitor)

We believe this property will be very popular, a perfect first time buy. to view , Please go to our website to book an accompanied viewing as soon as possible

Floorplans



Approximate total area⁽¹⁾

666.7 ft²

61.94 m²

Balconies and terraces

86 ft²

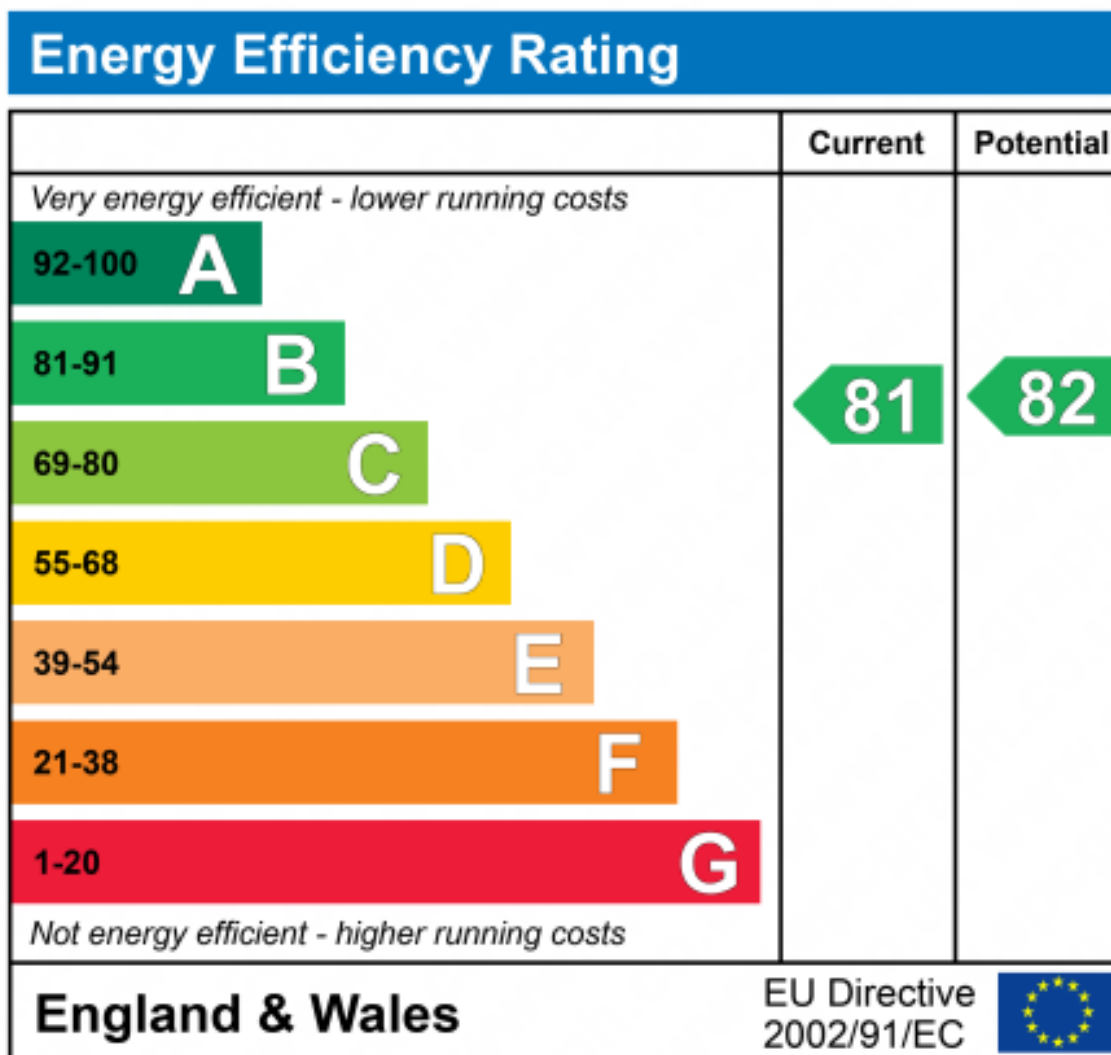
7.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

ORAFFE360





Marketed by EweMove Dartford & Greenhithe

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