



Paddock Close | South Darenth, Dartford, DA4 9AD



Guide Price £220,000 to £230,000

Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Paddock Close, South Darenth

Available for sale with no forward chain  
Robinson Jackson are delighted to offer for sale  
this two bedroom ground floor maisonette the  
would make an excellent first time buy or buy to  
let investment.

### Property Features

- Council Tax: B
- EPC Rating: C
- No Forward Chain
- 159 Year Lease
- New Boiler Fitted In 2023
- Two Double Bedrooms
- Separate Kitchen
- Garage En Bloc



## Interior

**Entrance Hall:** Entrance door to front. Large storage cupboard. Two additional storage cupboards one housing the boiler. Radiator. Tiled flooring.

**Lounge:** Double glazed window to rear. Wood effect flooring. Radiator. Carpet.

**Kitchen:** Double glazed window to front. Matching range of wall and base units with complementary work surfaces over incorporating the sink unit. Space for fridge/freezer. Space for washing machine. Radiator. Space for oven. Tiled flooring. Radiator.

**Bedroom One:** Double glazed window to rear. Radiator. Carpet.

**Bedroom Two:** Double glazed window to rear. Storage cupboard. Radiator. Carpet.

**Bathroom:** Double glazed frosted window to front. Panelled bath with shower attachment. Heated towel rail. Low level WC. Wash hand basin. Tiled flooring. Tiled walls.

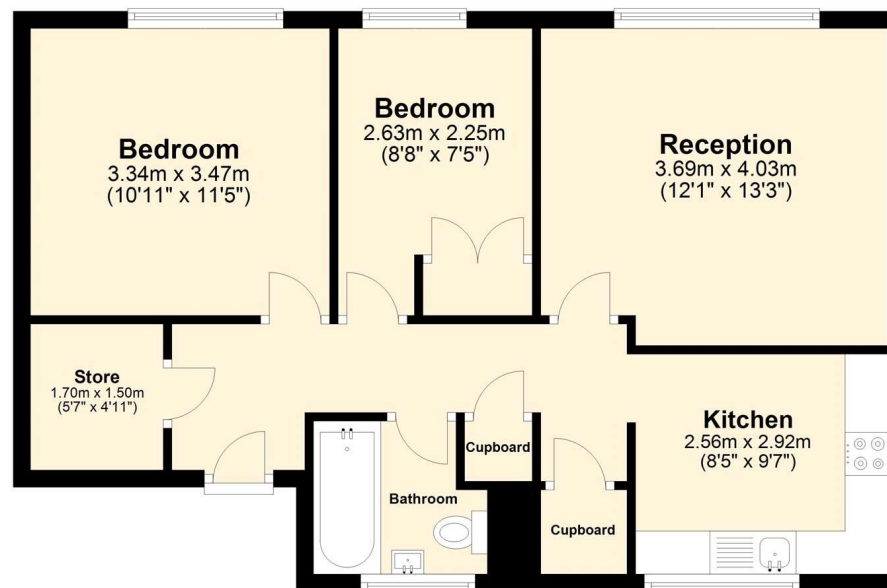
## Exterior

Gardens: Communal gardens.

Parking: Allocated en bloc garage.

## Ground Floor

Approx. 59.1 sq. metres (635.9 sq. feet)



Total area: approx. 59.1 sq. metres (635.9 sq. feet)





## Property Location

Paddock Close, South Darenth, Dartford, DA4 9AD



## Additional Information

Council Tax Sevenoaks Band B

Lease 159 Years remaining.

Ground Rent: £1 per annum.

Service Charge: £70 per annum.

Access and use of a communal garden.

Garage En Bloc

The Property Has No Onward Chain

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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