



Nightingale Grove | Dartford, Kent, DA1 5ER



£180,000 to £198,000

Leasehold

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



## Nightingale Grove, Dartford

Robinson Jackson are pleased to offer to the market this First floor one bedroom Maisonette. The property is well located for easy access to Dartford town centre and its various shopping facilities.

### Property Features

- Council Tax: B
- EPC Rating: C
- First Floor With Private Loft Access
- Private Rear Garden
- No Ground Rent
- Popular Residential Area
- Potential for Parking to Rear





## Interior

**Entrance hall** Composite double glazed door with frosted window to side, cupboard housing fused board, stairs to First floor, fitted carpet.

**Hallway** Double glazed window to side, Coved ceiling, loft access, radiator, fitted carpet.

**Lounge** 4.75mx3.35m (15'7"x11') Double glazed window to rear, Dado rail, radiator, fitted carpet.

**Kitchen** Double glazed window to front, range of fitted wall and base units with complimentary worktops, stainless steel sink and drainer with mixer taps, Plumbed for washing machine, stainless steel oven, halogen hob with extractor over, tiled splash backs  
Laminate effect vinyl flooring

**Bedroom** 3.9mx3.78m (12'10"x12'5") Double glazed window to front, Coved ceiling, built in wardrobes, radiator, fitted carpet.

**Separate WC** Double glazed window to side, low level WC, tiled walls, radiator, tiled floor.

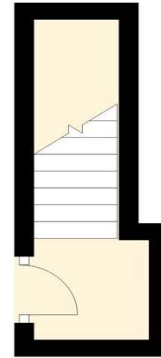
**Bathroom** Frosted double glazed window to rear, panel enclosed bath with mixer taps and Aqualisa shower over, vanity mounted wash had basin with mono tap, radiator, tiled splash backs, tiled floor.

## Exterior

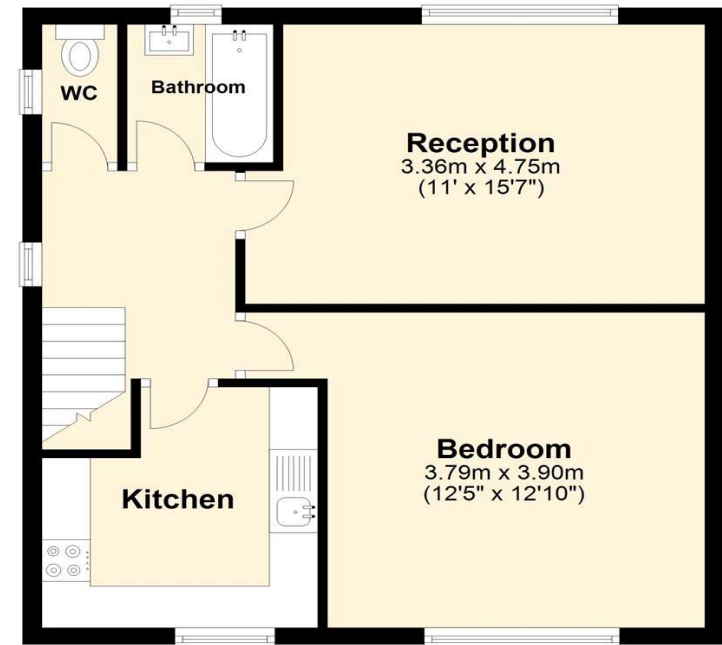
**Side Garden:** Low maintenance garden section with slate chippings. Access to two brick built storage sheds.

**Rear Garden:** Approximately 40ft Mainly laid to lawn with rear pedestrian access.

**Entrance Level**  
Approx. 3.8 sq. metres (40.5 sq. feet)



**Top Floor Maisonette**  
Approx. 49.6 sq. metres (533.4 sq. feet)



Total area: approx. 53.3 sq. metres (573.9 sq. feet)

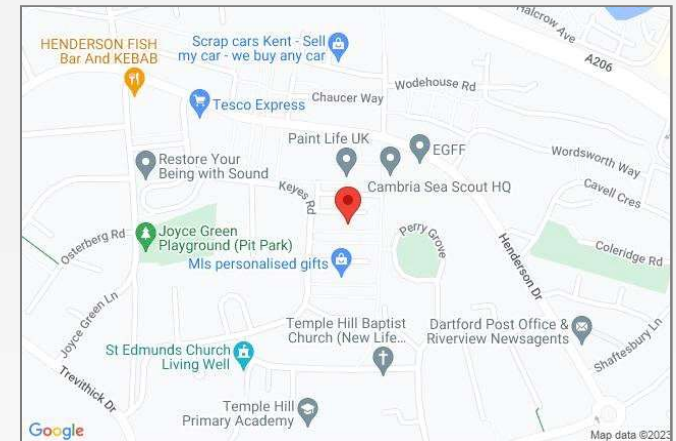






## Property Location

Nightingale Grove, Dartford, Kent, DA1 5ER



## Additional Information

The boiler is located In the loft

The gas meter is outside the property

The Electric meter is located in the cupboard in the entrance hall

The loft is boarded for extra storage.

## Leasehold Information

Time remaining on lease: Approx. 145 years and 8 months

Ground Rent: £0

Service Charge: £529 Per Annum

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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