



## 2 bed flat to buy in DA1

Birdwood Avenue, Dartford, ., DA1 5GB

**£200,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ground Floor Apartment
- ✓ Two Bedrooms
- ✓ Two Bathrooms
- ✓ Open Plan Living Room/Kitchen
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

NEWLY REFURBISHED

Nestled in the desirable area of Birdwood Avenue, Dartford, this purpose-built flat offers a perfect blend of modern living and convenience. Spanning an impressive 775 square feet, the property boasts a well-designed layout that includes one inviting reception room, two comfortable bedrooms, and two contemporary bathrooms, making it an ideal choice for couples, small families, or professionals seeking a stylish home.

Constructed in 2007, the flat benefits from modern fixtures and fittings, ensuring a comfortable and low-maintenance lifestyle. The spacious reception room serves as a welcoming area for relaxation and entertaining, while the two bedrooms provide ample space for rest and privacy. The presence of two bathrooms adds to the convenience, catering to the needs of busy households.

Additionally, the property includes parking for one vehicle.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,600.00

Price: Starting Bid £200,000

Property Type: Flat

Parking: Allocated

Year built: 2007

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

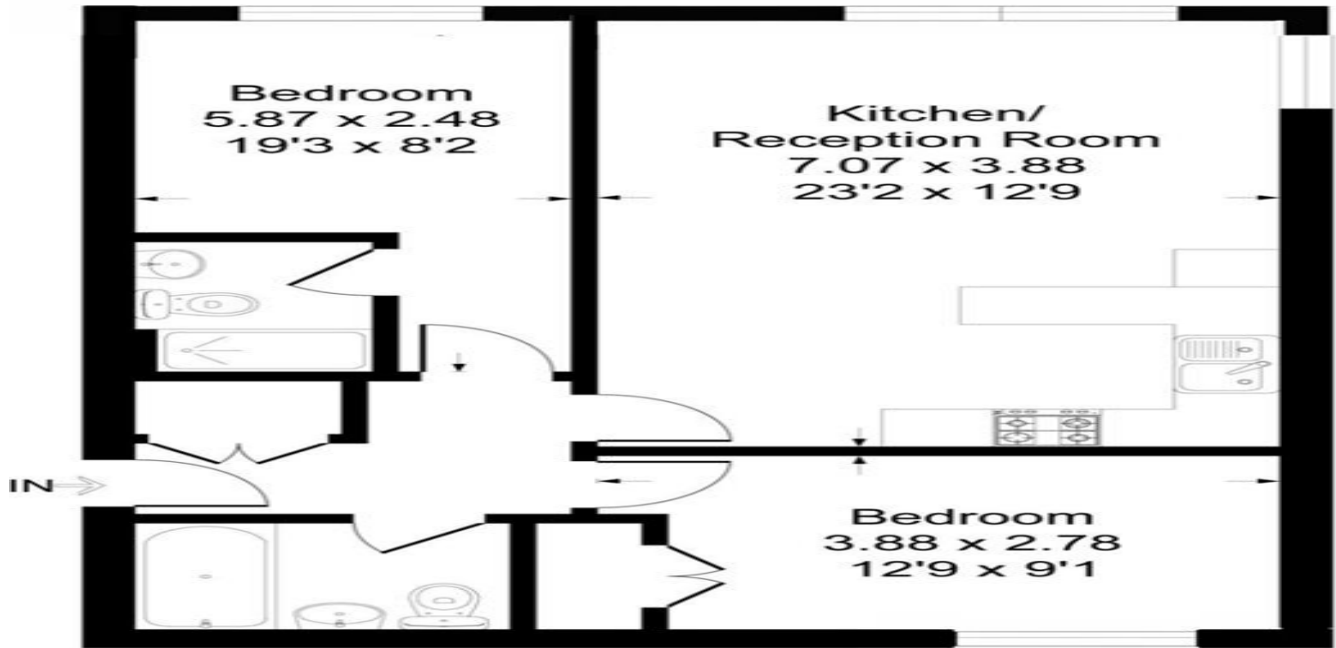
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

# Birdwood Avenue

Approximate Gross Internal Area: 65.1 sq m / 701 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced By Planpix.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Birdwood Avenue, Dartford, ., DA1 5GB

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