



Instone Road, DA1

£250,000 Freehold

- Balcony
- Brand New Apartment
- Close To Amenities
- First Floor

- Good Transport Links
- High Specification
- One Double Bedroom
- Town Centre Location



Offered on the help to buy scheme, this brand new development of one and two bedroom luxury apartments situated in the heart of Dartford Town Centre.

Each home has been carefully designed with meticulous attention to detail and high specification throughout. Parking is offered with selected units. This superb brand new apartment comprises of a welcoming open plan kitchen / reception room, a modern bathroom and one double bedroom. There is also access to a delightful private balcony.

From a location perspective, the property could not be better situated, with a superb range of amenities on your doorstep. The vibrant Dartford shopping centre has a number of popular high street names, supermarkets, bars and restaurants and leisure activities. Dartford Station is 0.5 miles away and provides fast and regular services to London stations such as London Bridge, London Charing Cross and London Victoria.

Personal Interests Dec: In accordance with section 21 of Estate Agents Act 1979, we declare there is a personal interest in the property, the vendor of the property is an employee of this Estate Agent.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Kallars Property Agents Ltd.

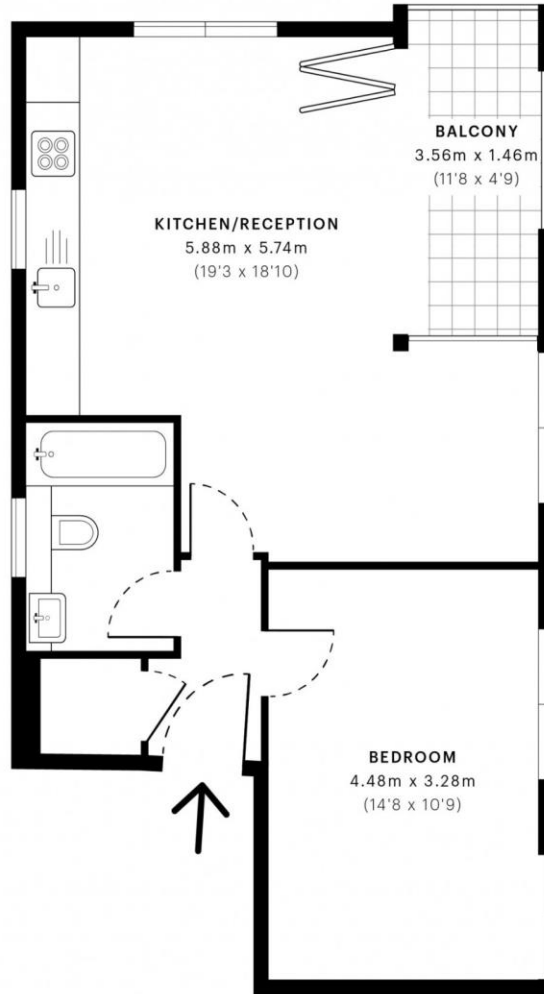


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— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
48.72 sqm / 524.42 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
47.48 sqm / 511.07 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.18 sqm / 55.76 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 55.60 sqm / 598.47 sqft
IPMS 3C RESIDENTIAL 54.36 sqm / 585.13 sqft

SPEC ID 61aa43bae5364b0e3e7ff010

