

**For Sale: Mill Pond Road DA1**  
**1 Bedroom Apartment**  
**Price: £250,000.00**



Property Sales and Management



**For Sale**  
**Mill Pond Road**  
**Price: £250,000.00**

**E & C Estates: are proud to present this  
1 Bedroom Flat in Dartford DA1**

**Viewing by appointment only**  
**E & C Estates**  
**Tel: 01322 227 528**  
**57 Hythe Street, Dartford, DA1 1BG**

## \*\*\*1 BEDROOM FLAT FOR SALE IN DARTFORD DA1\*\*\*

E&C Estate Ltd present chain free this Spacious 1-bedroom purpose-built Apartment for sale in Dartford DA1. This modern apartment is situated within the prestigious "Langley Square" development and is on the 6th floor. Bonuses include secure allocated underground parking, Private balcony, luxury modern 3-piece bathroom with digitally controlled lighting and water temperature Double glazed windows, lift to the 6 floor, audio entry system, Gas central heating system, Carpeted large bedroom with built in wardrobe, modern fully fitted open plan kitchen leading to spacious lounge and balcony. Situated walking distance to Dartford train station.

Dartford is within the M25 motorway and just 40 minutes into Central London, Langley Square is ideal for families and couples wanting to live in a leafy garden suburb setting within easy commuting distance of the Capital.

Tenure - Leasehold

EPC Rating: B

Length of Lease - 994 years

Ground rent amount - £300.00 per Year

Approx Service charge amount - £1,100.00 per Year

Council - Dartford District Tax Band: C

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.