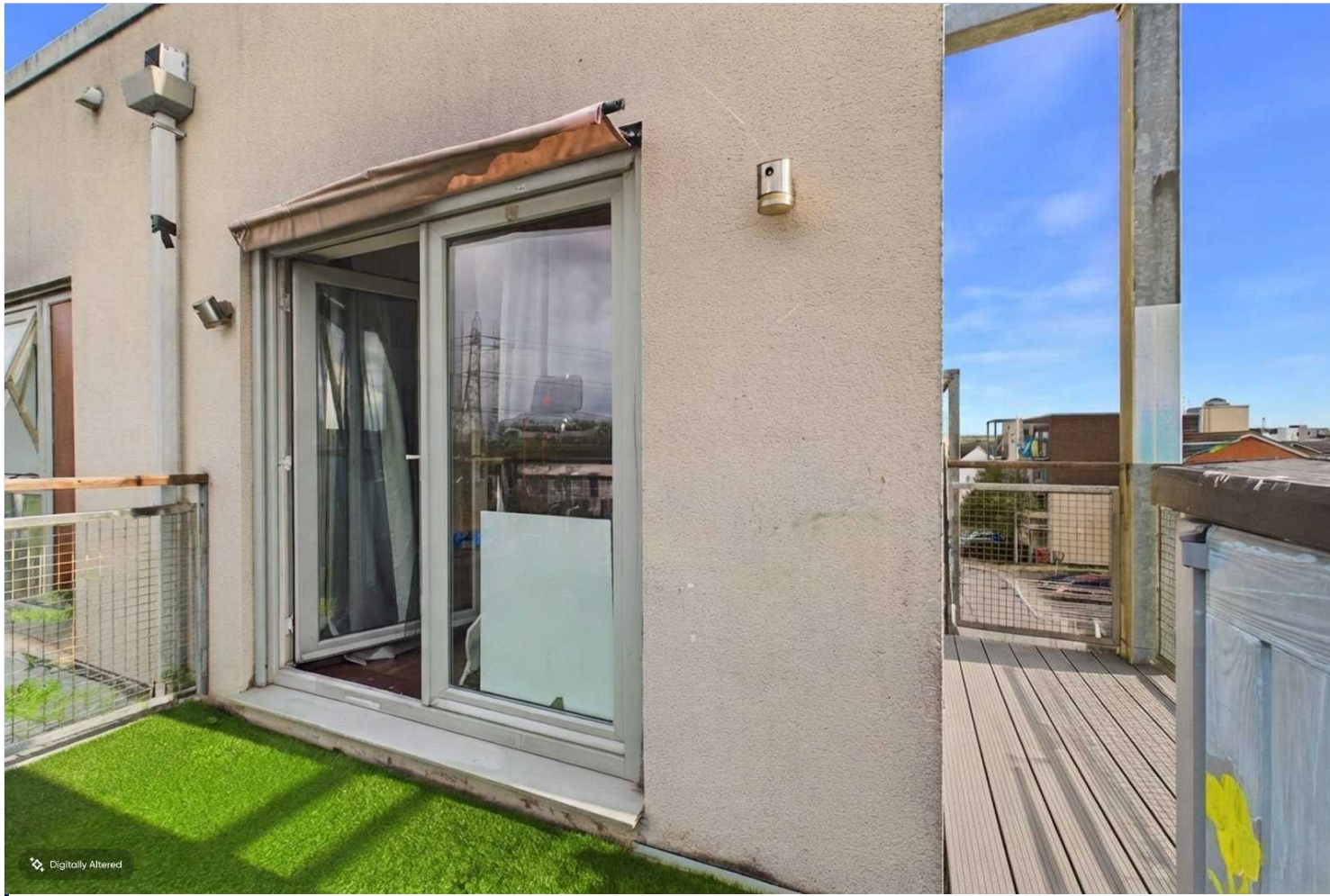
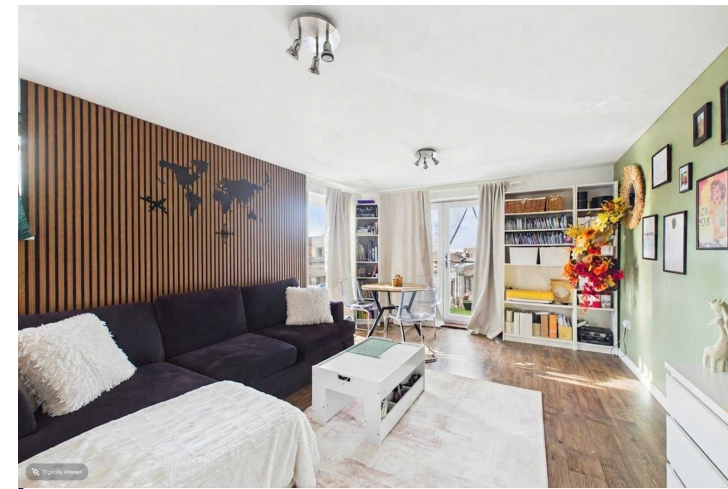
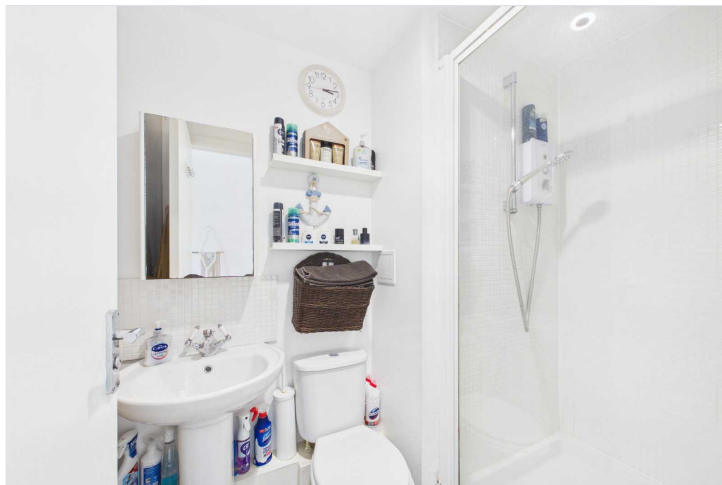
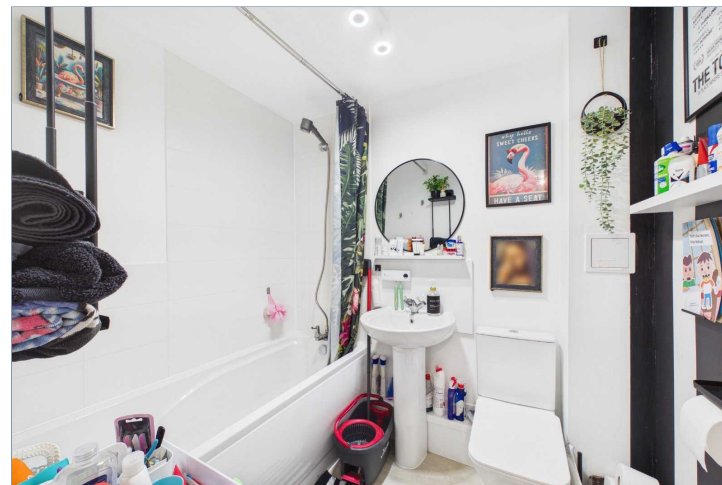




Hyde Grove, Dartford, Kent, DA1

Asking Price: £220,000

Leasehold



Reeds Rains

reedsrains.co.uk

Hyde Grove, Dartford, Kent, DA1
Asking Price: £220,000 Leasehold

Council Tax Band: D
EPC Rating: TBC

Reeds Rains are delighted to present this modern two bedroom upper floor apartment located in the sought after Bridge Development.

Communal Entrance
Lift to all floors.

Hallway
4'2" x 7'11" (1.27m x 2.41m)
Entrance Door, Storage Cupboard, Radiator, Lino Floor.

Bedroom One
10'3" x 8'1" (3.12m x 2.46m)
Double glazed window to side, Storage cupboard, Laminate flooring.

En Suite
6'6" x 4'4" (1.98m x 1.32m)
Part tiled walls, Shower cubicle, Pedestal sink with mixer taps, radiator.

Bedroom Two
9'1" x 13'1" (2.77m x 4m)
Double glazed window to side, Laminate flooring, Radiator.

Kitchen / Living Area
23'2" x 12'2" (7.06m x 3.7m)
Double glazed balcony door to rear, Double glazed window to balcony, Double glazed window to side, Fitted wall and base units, gas hob with extractor fan, integrated oven, Sink with mixer taps, space for washing machine, Part Lino flooring, Part Laminate flooring.

Balcony
5'10" x 14'4" (1.78m x 4.37m)
Wrap Around Decked Balcony.

Parking
One allocated space

Lease
Lease - 125 Years from 21/12/2007
Ground Rent - £250 per annum as Advised by

the Vendor
Service Charge - £2279 per annum as Advised by the Vendor

AML Clause
By law, we required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Landmark, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Landmark will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40+ VAT per person will apply for these checks, and Landmark will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

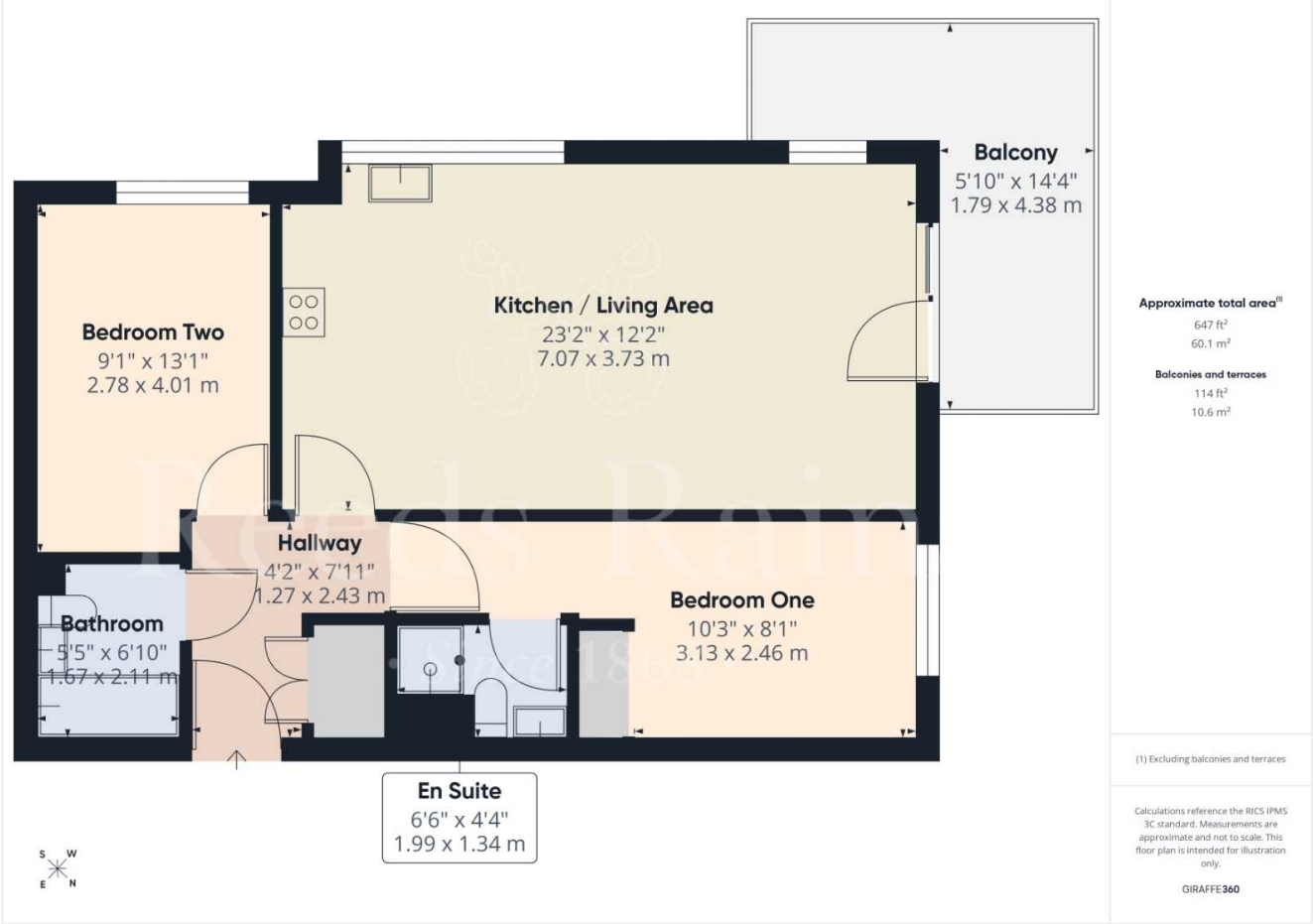
The Reeds Rains branch at 2 Hythe Street, Dartford, Kent DA1 1BX is operated by Overton Rudd Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Overton Rudd Limited is registered in England within Company Number 05247273. Registered Office: 2 Hythe Street, Dartford, Kent DA1 1BX

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)