



 2
Bedrooms

 2
Bathrooms



Tenure: Leasehold

*****£220,000*****

This well presented 2 bedroom second floor apartment is situated on the popular Mill development in South Darenth which offers easy access to local amenities. Farningham Road train station is within walking distance with journey times to London Victoria in around 40 minutes. M25 & A2 motorways are also within easy reach. The development is situated on the Old Horton Kirby Paper Mill site which operated from 1830 and closed its doors in 2003. The land was soon re-developed into a modern residential area which retained much of the original charm and character of the Old paper Mill with many of the original period properties remaining including the grade 11 listed red brick Chimney that dominates the sky line.

The accommodation which is has been recently redecorated throughout comprises of an entrance hall, fitted kitchen, Lounge, Master bedroom with en suite shower room, bedroom 2 and family bathroom

Entrance Hall : Karndean flooring, intercom hand set, Cupboard housing Glow worm gas central heating combination boiler

Lounge : 4.660m x 2970m 15ft x 9.7ft Karndean flooring, double aspect room with double glazed French doors leading to Juliet balcony and window to side, 2 double radiators

Kitchen : 2.970m x 2.660m 9.7ft x 8.7ft Karndean flooring, Range of grey wall and base units with mottled effect worktops, Stainless steel sink with chrome monobloc tap, Splashback tiling, Stainless steel built in electric oven, ceramic 4 burner hob and extractor hood, space for washing machine and fridge/freezer

Bedroom 1 : 3.900m x 2.870m 12.8ft x 9.4ft Karndean flooring, ensuite shower room, double glazed French doors leading to Juliet balcony, double radiator

Ensuite Shower Room : 2.370m x 1.270m 7.7ft x 4.2ft Karndean flooring, shower cubicle with bi folding door, wash hand basin and wc with concealed cistern, radiator

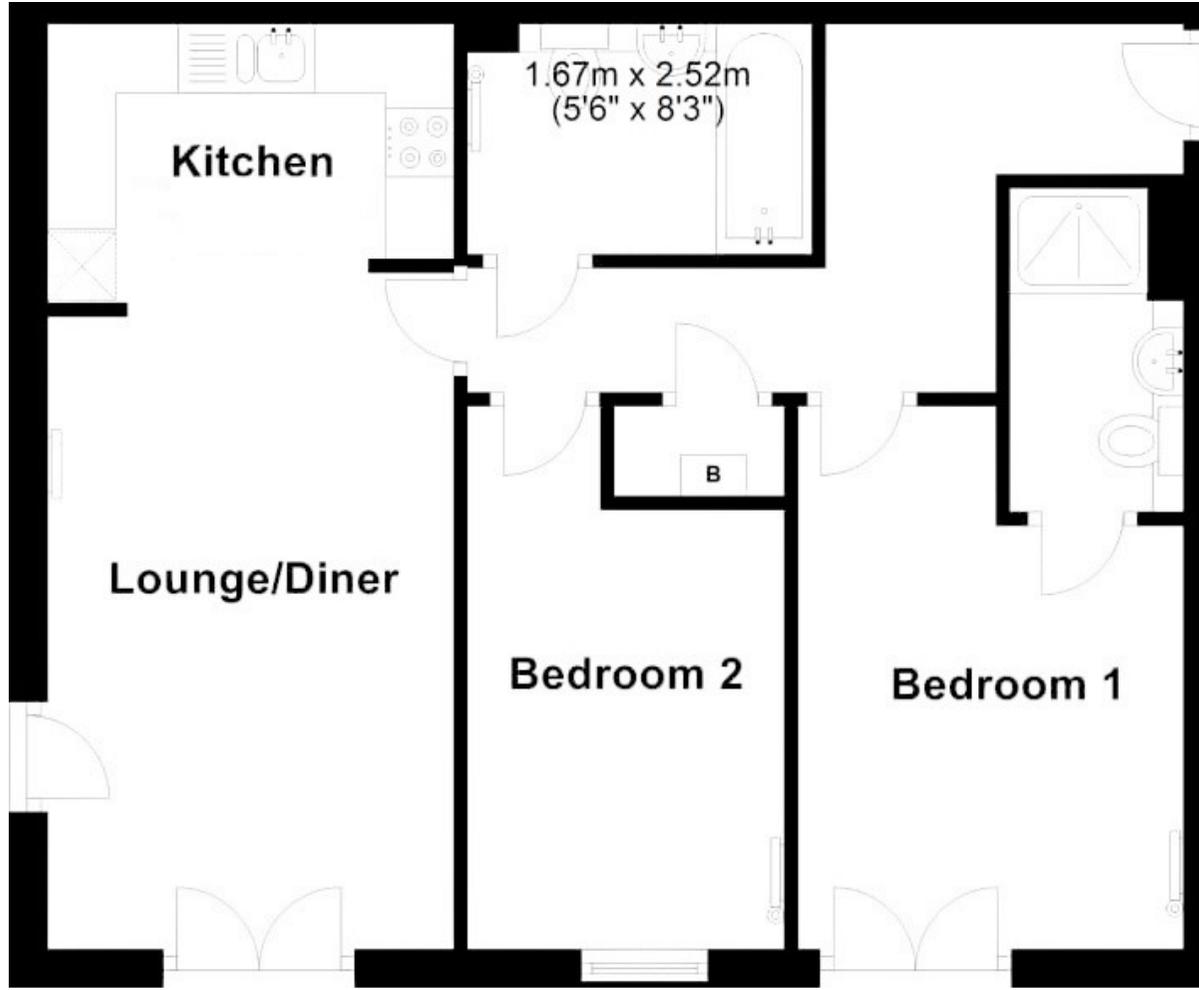
Bedroom 2 : 2.865m x 2.285m 9.10ft x 7.5ft Karndean flooring, double glazed window, double radiator

Bathroom : 2.590m x 1.725m 8.5ft x 5.6ft Kardean flooring, White suite including bath with shower and glass shower screen, wash hand basin and wc with concealed cistern, Radiator

Remaining lease: 112 years

Annual Service Charge: £1954

Ground Rent: £250



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

