



The Hollies, Gravesend, DA12 5EP
Asking price £220,000 Leasehold

 2
  1
  1
  C

The Homes Group are delighted to offer this rarely available two bedroom ground floor maisonette with its own 28' x 28' rear garden situated in a corner of a close located in the Singelwell area of Gravesend.

The accommodation comprises of an enclosed porch, entrance hallway with storage cupboards, a 14'4 x 13'9 living room with double glazed sliding doors opening out on to the rear garden, a 9'9 x 8'9 kitchen, an 11' x 9'3 bedroom with fitted wardrobes and a second bedroom plus a bathroom.

The property also benefits from a long lease (954 years remaining) and a car port located in the residents car park.

Lease details: 954 years remaining -
Current service Charge:- £45 per month - Ground Rent:- Peppercorn.

Entrance Porch

Entrance Hall

Living Room

14'4 x 13'9 (4.37m x 4.19m)

Kitchen

9'9 x 8'9 (2.97m x 2.67m)

Bedroom One

11' to wardrobes x 9'3 (3.35m to wardrobes x 2.82m)

Bedroom Two

7'10 x 6'7 (2.39m x 2.01m)

Bathroom

Garden

28' x 28' (8.53m x 8.53m)

Covered Parking Space

Tenure - Leasehold

Council Tax - Band B



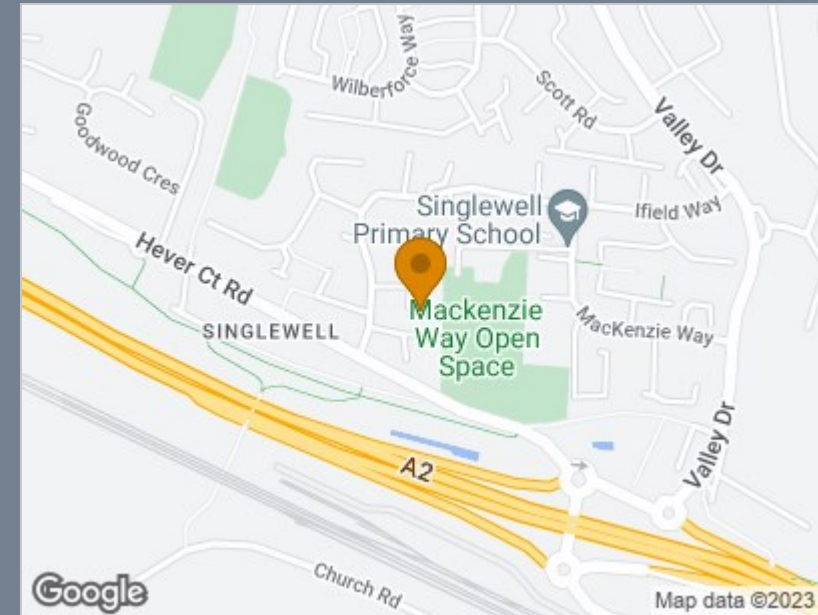


Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



Total area: approx. 60.2 sq. metres (647.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.