



Lansdowne Square, Gravesend, DA11 9LX  
Offers in excess of £190,000 Leasehold - Share of  
Freehold

 2  1  1  D

A fantastic opportunity to purchase this Victorian style two bedroom top floor converted flat which is offered with no forward chain and has views of the River Thames from the living room plus its conveniently located for Gravesend Town Centre and Train Station.

The entrance hall leads to the living kitchen area, both bedrooms and the bathroom. The living and kitchen area has double glazed sash windows to both the side and rear offering partial views of the River. There is there is a built oven hob and fridge freezer plus plumbing for the washing machine in the kitchen area. The bathroom has a bath with shower over and tiled walls and floors.

The current lease has 986 years until expiry on 28th September 3008. We have been advised the current annual service charge is £1525.

### **Communal Entrance Hall**

### **Entrance Hall**

### **Living/Kitchen Area**

17' x 13'2 (5.18m x 4.01m)

### **Bedroom One**

13'2 x 12' (4.01m x 3.66m)

### **Bedroom Two**

9'1 x 7' (2.77m x 2.13m)

### **Bathroom**

9'3 x 6'3 (2.82m x 1.91m)

**Tenure - Leasehold**

**Council Tax - Band C**



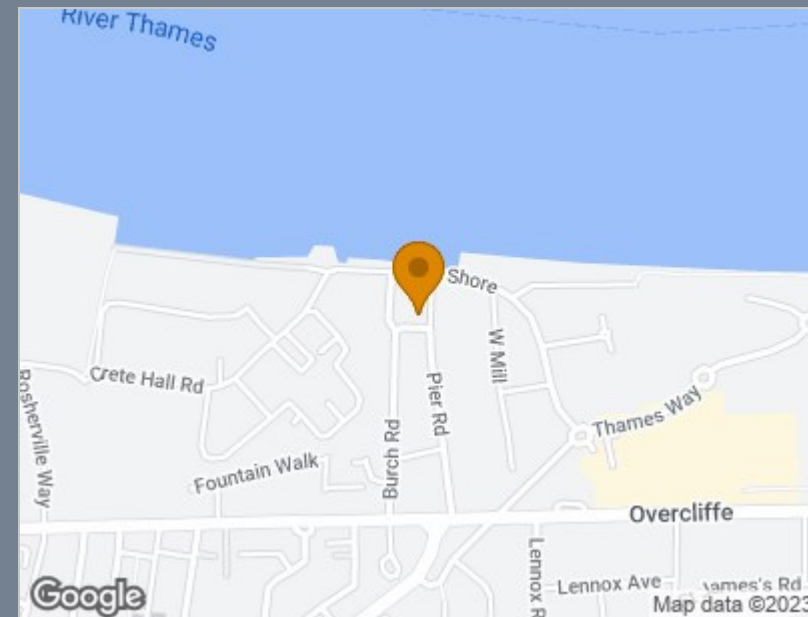


### Second Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



Total area: approx. 49.6 sq. metres (534.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.