Sealeys Walker Jarvis

10, Pilots Place,
Gravesend, DA12 2DG

Price Guide £60,000

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- 1 Bedroom purpose built retirement flat
- Lift
- Modern fitted kitchen
- Specifically designed for the over 60s
- Communal garden and entertainment room
- Close to Town Centre & Station

10 Pilots Place, Gravesend, Kent, DA12 2DG

DESCRIPTION:

£60,000-£75,000 If you are planning your retirement then take a look at this PURPOSE BUILT RETIREMENT APARTMENT, situated on a small friendly, development designed specifically for independent living for the OVER 60s. Benefits include communal lounge, where you can socialise with your neighbours, and various functions take place, a courtyard style communal garden giving that important outside space, and a guest room which we understand can be booked in advance if you have visitors staying over. We are advised by the residents that this is a well run development and offers value for money.

The flat itself is accessed by a lift or stairs, and is situated on the first floor giving that added security. Comprising hall, lounge/diner opening into a modern fitted kitchen including built in oven & hob, one double bedroom with built in wardrobe and a shower room. The property is heated by night storage heating and the windows are double glazed.

Offering immediate vacant possession meaning no onward chain complications. No pets allowed.

LOCATION:

Pilots Place is situated off Bentley Street in a quiet area of Gravesend Town Centre and within easy access of the mainline railway station which offers services to London and the Kent Coast including a high speed train to St Pancras, London or Ebbsfleet International railway Station offers a high speed service to London in just nineteen minutes. Gravesend's famous Fort Gardens and General Gordon Promenade, alongside the Thames leisure area, are close by. If you fancy a some retail therapy then Bluewater shopping complex is a bus or car ride away where there is also a choice of café bars and restaurants. The A2 M2 M20 Motorway links are easily accessible for those that drive.

COMMUNAL ENTRANCE:

The property is approached by security doors with external entry phone system. Access to communal lounge and communal gardens. Lift or stairs leading to first floor.

HALL:

Entrance door, parquet flooring, emergency pull cord connecting to warden, built in cupboard.

LIVING ROOM:

4.39m x 3.38m (14'5" x 11'1)

Two double glazed windows to front, parquet floor, storage heater, open to:

KITCHEN:

2.51m x 2.36m (8'3" x 7'9")

Tiled floor, fitted with wall and base cupboards, ceramic electric hob, built in oven, stainless steel sink and drainer, plumbed for washing machine, space for fridge/freezer.

BEDROOM:

4.39m x 3.02m (14'5" x 9'11)

Double glazed window to front, carpet, built in wardrobe, night storage heater.

SHOWER ROOM:

2.16m x 2.03m (7'1 x 6'8")

Shower cubicle, w.c., wash basin, built in airing cupboard, Dimplex electric wall heater.

COMMUNAL GARDENS:

There a well maintained, courtyard style secluded garden to the rear.

COMMUNAL LOUNGE:

This is where you can get together with your neighbours and socialise to a cup of coffee and where various activities and functions take place. There is a communal kitchen area and W.C.

LEASEHOLD:

We understand the initial length of the lease was 99 years 29/09/1987 with approximately 60 years remaining. ends 29/09/2086

Service Charge: £3594.60 2021-2022
Ground Rent: £1 per year
Management Company: RLHA

SERVICES:

Electric, Mains Drainage.
Council Tax: Gravesham Borough Council
Council Tax Band: B - £1857.82 2026/2027

PLEASE NOTE:

The management company does require an interview from the prospective resident before completion. We understand that the charge for this is £150 plus VAT.

IDENTITY VERIFICATION / CUSTOMER DUE DILIGENCE FEE

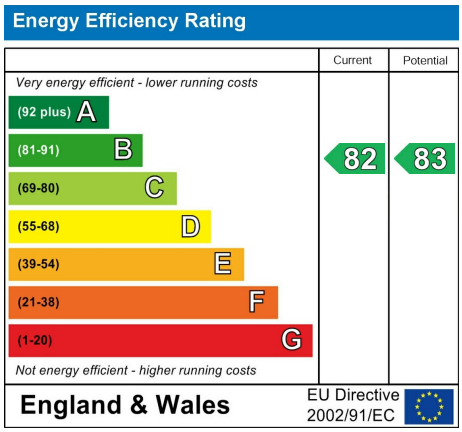
As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.

Ground Floor



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