



45 New Road  
Gravesend DA11 0AB

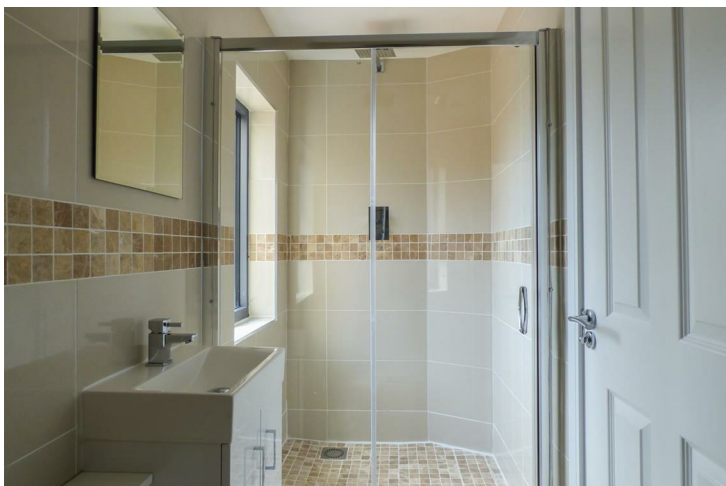
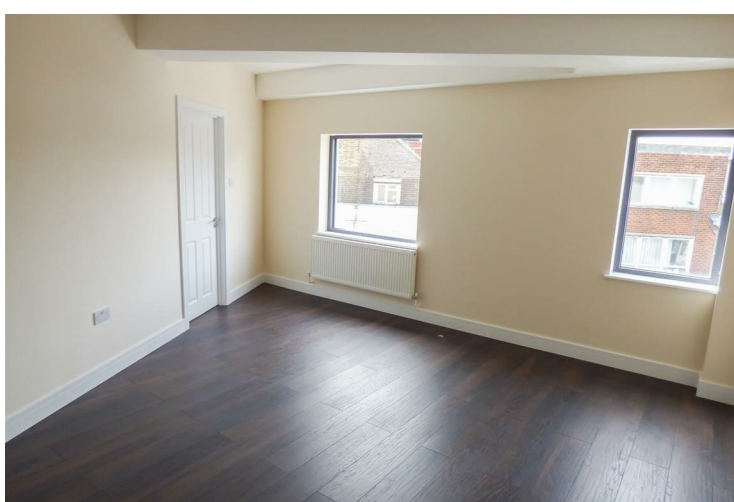
£237,500



- BRAND NEW 2 Bed Apartment
- 94m<sup>2</sup>
- TOWN CENTRE LOCATION
- Ensuite to Master Bedroom
- Lift Access



45 New Road, Gravesend, , DA11 0AB



ONLY 3 REMAINING OF 9 RELEASED. BRAND NEW TWO DOUBLE BED APARTMENT. Neutrally decorated throughout. Lounge/diner with picture window looking onto Bath Street and breakfast bar with opening into the fitted modern kitchen with integrated fridge/freezer, washing machine, oven, hob and extractor fan. Master bedroom with ensuite and separate bathroom. TOWN CENTRE LOCATION. Just a short walk to Gravesend with its vast array of shops, eateries and amenities as well as its train station with high speed links to London St Pancras. EPC: B

Two double bedded apartment on the first floor with lift access. Modern airflow system and dark wooden flooring throughout.

### COMMUNAL ENTRANCE

The main entrance to the apartment can be found on New Road with a secure intercom system. There is also a private rear entrance with a step to the lift. Opening to a spacious communal hall with motion censored lighting and stairs and lift access to all floors. The front door leads into a hallway with doors to:

### LOUNGE

Generous room overlooking New Road and a picture window to Bath Street. Opening through to kitchen with a breakfast bar fitted.



### KITCHEN

Modern white gloss wall and base units situated on two walls with granite effect worktop. Window looking out to New Road. Integrated fridge freezer, washing machine, oven, hob and extractor. Wall hung boiler hidden behind matching units.

### BATHROOM

White 3 piece bath suite. Toilet with hidden cistern. Oblong sink set in a vanity with an additional wall mounted vanity above. Bath with tiled panel matching the wall. Featuring a square drench shower ahead over with an additional pull out bath hand shower and glass shower screen. Cream gloss tiled walls and flooring.

### MASTER BEDROOM

Double bedroom with two windows flooding the room with natural light. Door to..

### ENSUITE

Large walk in shower with square drench showerhead over. WC with hidden cistern and wash basin with vanity. Alcove above toilet for additional storage. Cream gloss tiled walls and flooring.

### BEDROOM TWO

Another double bedroom with plenty of space for bedroom furniture and built in wardrobe and shelving for additional storage.

### LEASE

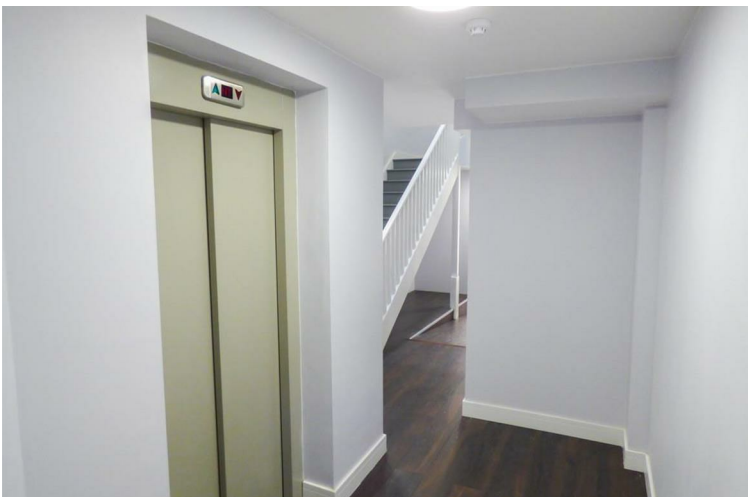
New 125 year lease  
10 year builders guarantee

### SERVICES

Service charge £1283.35 per annum (including buildings insurance)  
Ground rent £125.00 per annum

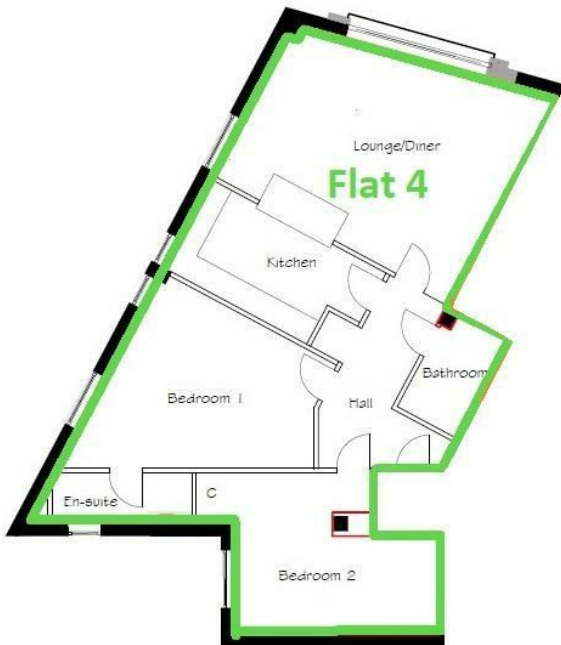
### COUNCIL TAX

Local council: Gravesham Borough Council  
Band: tbc 2019/2020 charges: tbc



### 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>		
(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	



Scan me to see  
the virtual viewing of this  
property



184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

[www.sealeys.co.uk](http://www.sealeys.co.uk)  
Email: [sales@sealeys.co.uk](mailto:sales@sealeys.co.uk)  
Tel: 01474 369368



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.