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Flat 2, 9-11, Harmer
Street,

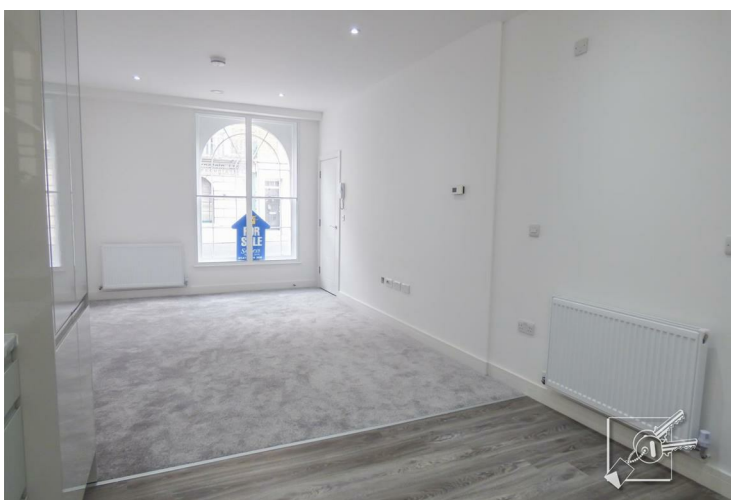
£230,000



- HELP TO BUY AVAILABLE
- Brand new Kitchen & Bathroom
- Town Centre Location
- 2 Bedroom Duplex
- Builders Guarantee
- Newly Created 150year Lease



Flat 2, 9-11 Harmer Street, Gravesend, Kent, DA12 2AP

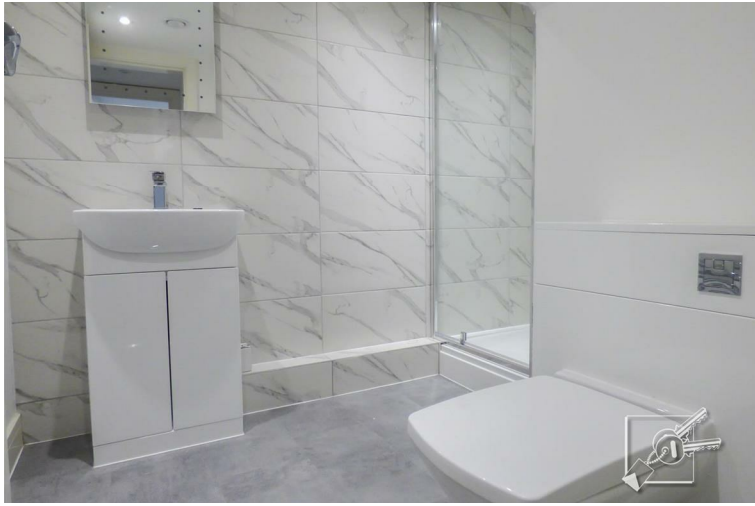


PROPERTY DESCRIPTION

This spacious two bed duplex apartment is in a historic character building and has been finished to a high standard benefiting from a 150 year lease, 10year's builders guarantee, modern high gloss kitchen with white goods included. Also boasting its own private entrance and across two floors.

LOCATION

Situated in a conservation area at the heart of historic Gravesend, surrounded by a multitude of shops, bars and restaurants. Gravesend train station is within walking distance of the apartment and offers a high speed service to St Pancras, London in just 22 minutes or you can take the domestic line to Charing Cross London or the Kent Coast, making it perfect for commuters. The A2, which gives access to the M2, M20 and M25 motorway links is easily accessible and there is a regular bus service to Medway or Dartford. If you fancy a river side walk then the River Thames with its famous Gordon Promenade and Fort Gardens are just down the road where various events, entertainments and fairs take place particularly during the summer months.



OPEN PLAN LIVING

7.48m x 3.36m (24'6" x 11'0")

Lounge area - New grey/silver carpets, Large feature arched window to front giving lots of natural light to this large space.

Kitchen area - Brand new white goods all included, consisting of built in fridge/freezer, oven and hob with extractor, sink with sash window above. Dove grey high gloss modern base & wall units with marble effect worksurface and upstand with laminate flooring.

HALL

Stairs leading down to doors to bedrooms and shower room...



BEDROOM 1

5.60m x 3.91m (18'4" x 12'9")

This spacious double bedroom has silver/grey new carpet and white walls and two radiators opening to large storage for walk in wardrobe or dressing with ceiling light well giving natural light to this area.

BEDROOM 2

3.30m x 3.01m (10'9" x 9'10")

Double bedroom with sash window to rear and secondary glazing, grey/silver new carpet and radiator.



BATHROOM

2.08m x 2.00m (6'9" x 6'6")

New 3 piece bathroom suite. Vanity area with mirror, built in wash basin and W.C., heated towel rail, shower with rainfall shower head. Vinyl flooring and marble effect tiled walls.

TENURE

Newly created 150year lease starting from 08/04/2022

Service charge: £1107.69pa

Ground rent: £0

SERVICES

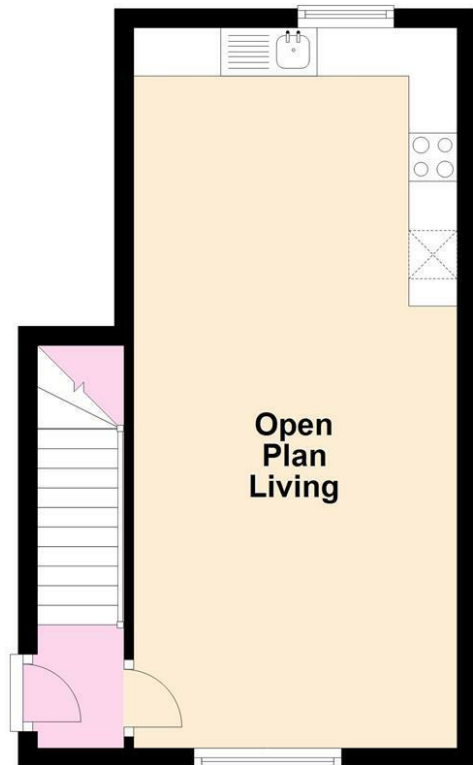
Mains water & drainage. Sky Internet into building.




Basement



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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