



67, Haig Gardens,
Gravesend, DA12 1NE

£170,000



- One bedroom Ground Floor Maisonette
- Close proximity of Town & Station
- Allocated Parking Space
- Immediate vacant Possession.



67 Haig Gardens, Gravesend, Kent, DA12 1NE



LOCATION:

The property is situated within approximately 10 minutes walk from Gravesend town centre with its array of shops, cafe bars, restaurants and pubs. Gravesend railway station offers services to London and the Kent Coast on the domestic line, or you can travel on the highspeed train to London St Pancras in just 22 minutes, making it perfect location for commuters. There are a few local shops close by where you can pick up daily essentials. Bluewater shopping centre is just a short car or bus ride away and Ebbsfleet is within approximately 3 miles offering a high speed service to London St Pancras. The A2, M2, M20 and M25 are easily accessed. It is also within close proximity of the famous Gurdwara.



DESCRIPTION:

This ground floor one bedroom maisonette would be an ideal step on to the property ladder for any first time buyer, investor or someone looking to down-size. On entering the property you are greeted by a generous size L shaped lounge/diner, kitchen, bathroom and one double bedroom with a fitted wardrobe. The property is heated with electric night storage heaters and there is the added bonus of its own allocated parking space. With a little cosmetic improvement this property could become a wonderful home. Offered for sale with immediate vacant possession meaning no onward chain complications.

FRONTAGE:

Communal, open plan frontage, laid to lawn with shrubs and bushes. External brick built bin store. Entrance door to property.

LOUNGE / DINER:

A generous L shaped lounge/diner, carpet, electric storage heater, large built in storage cupboard.

INNER HALL:

Carpet, cupboard - housing hot water cylinder with immersion heater for hot water.

KITCHEN:

Window to rear. Stainless steel sink and drainer, with double cupboard under, two double wall cupboards, plumbed for washing machine, space for fridge/freezer. Freestanding Beko electric cooker. Vinyl flooring.

BEDROOM:

A double bedroom with window rear, carpet, fitted mirror wardrobes.

BATHROOM:

Opaque window to side, vinyl floor. Vanity wash basin with storage under, low level w.c, with built in cistern, panelled bath with Triton shower over.

DESIGNATED PARKING:

There is one allocated parking space adjacent to the property.

Please note there are parking restrictions in the street between 10am -11am Monday -Friday.

SERVICES:

Mains Electricity, Mains Water and Drainage.

TENURE:

LEASEHOLD: Term : 999 years from 1 January 1991 with 965 years remaining.

We understand there is a service charge of £65 per month. (No ground rent charged)

LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax Band B -£1701.71 for 2024-2025





BROADBAND & MOBILE NETWORK AVAILABILITY:

BROADBAND NETWORKS : We understand Virgin Media and Openreach provide Standard, Superfast and Ultrafast services in the area. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering this area: EE, Three.

MOBILE NETWORKS: We understand the following Networks provide limited indoor service: EE, Three, O2, Vodafone. They are also likely to provide an outdoor service. 5G is predicted to be available around this location from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

Information provided by OFCOM on 10.10.24

LOCAL LAND CHARGES SEARCH

Local Land charges search ref: 2716088 shows there is a smoke control order in this area. (ref: 10/00226/SMOKE)



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.