



77 The Maltings, Clifton  
Road,

£165,000



- 1 Double Bedroom Apartment
- Under Cover Parking Space
- First Floor Level
- Walking Distance Of Town & Station





## 77 The Maltings Clifton Road, Gravesend, Kent, DA11 0AN



### LOCATION:

Located in Gravesend town centre, and just along the road from the River, this property is in the heart of Gravesend. Only 0.3 miles from Gravesend Station that boasts excellent transport links to London, including a high speed service to St Pancras in around 22 minutes - making it ideal for commuters. Gravesend town centre has a large selection of shops, bars and restaurants and is perfect for those who want all the amenities on their doorstep. There is a retail park within a few minutes walk with an Asda, B&Q, Lidl, Tim Hortons and other useful retailers, whilst there is a Wickes located within a stones throw in Stuart Road, for all those DIY needs.





#### DESCRIPTION:

Looking to step onto the property ladder? This one bedroom first floor purpose built apartment would make an excellent first purchase. Offering good size accommodation including hall, a generous lounge/diner, fitted kitchen, one double bedroom with fitted wardrobes and a bathroom. Benefitting from double glazed windows, the property also boasts an undercover allocated parking space. Viewing recommended.

#### COMMUNAL ENTRANCE:

External entry phone system, Glazed doors leading into communal hall, stairs leading to first floor.

#### HALL:

Private entrance door, carpet, built in cupboard and doors leading to...

#### LOUNGE/DINER:

5.36m into bay x 3.15m (17'7" into bay x 10'4")

A spacious room with a fireplace as the center-piece. There is ample space for a dining table as well as a sitting area in this generous room. Double glazed bay window. Laminate flooring and electric storage heater.

#### KITCHEN:

3.15m x 2.08m (10'4" x 6'10")

A range of wall and base units with a wood effect worktop, part tiled splashback, integrated oven, hob and extractor hood. We understand the washing machine and fridge are to remain. Double glazed window looking out over the car park.

#### BEDROOM:

3.20m x 3.18m into wardrobes (10'6" x 10'5" into wardrobes)

A double bedroom with the benefit of built-in mirrored wardrobes along one wall. Double glazed window.

#### BATHROOM:

2.26m x 1.91m (7'5" x 6'3")

White bathroom suite comprising panelled bath shower with mixer tap and glass shower screen, close coupled w.c. and pedestal wash basin. Part tiled walls, electric heated towel rail. Double glazed window over car park.

#### PARKING:

There is one allocated under cover parking space with a parking permit scheme in operation, provided by the Management Company.





Ground Floor



### LEASEHOLD:

125 years from March 1989 (91 years remaining)  
Service Charge: £1833.09 for 25th September 2022 - 24th September 2023 (Includes building insurance)  
Ground Rent: £100.00 per annum

### SERVICES:

Electric, Mains Drainage and Water.

### LOCAL AUTHORITY

Gravesham Borough Council

Council Tax Band : B £1,624.89 (2023-24)

### ESTIMATED BROADBAND SPEEDS:

Standard 15 mb/s  
Superfast 80 mb/s  
Ultrafast 330 mb/s

This information has been provided by Sprift.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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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