

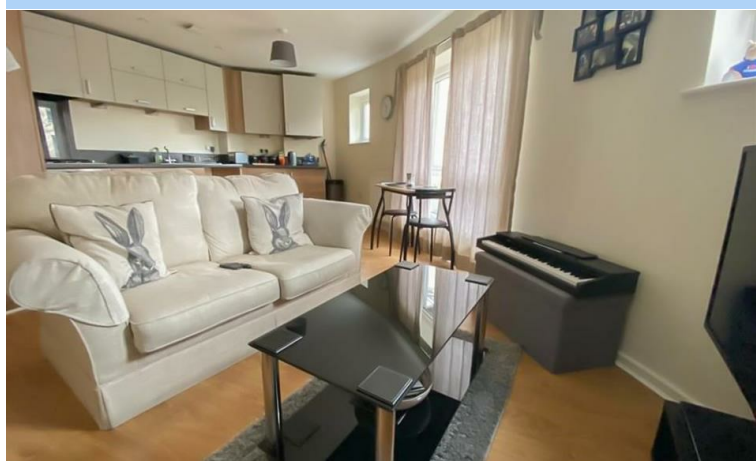


58, Springhead Parkway,
Gravesend, DA11 8BF

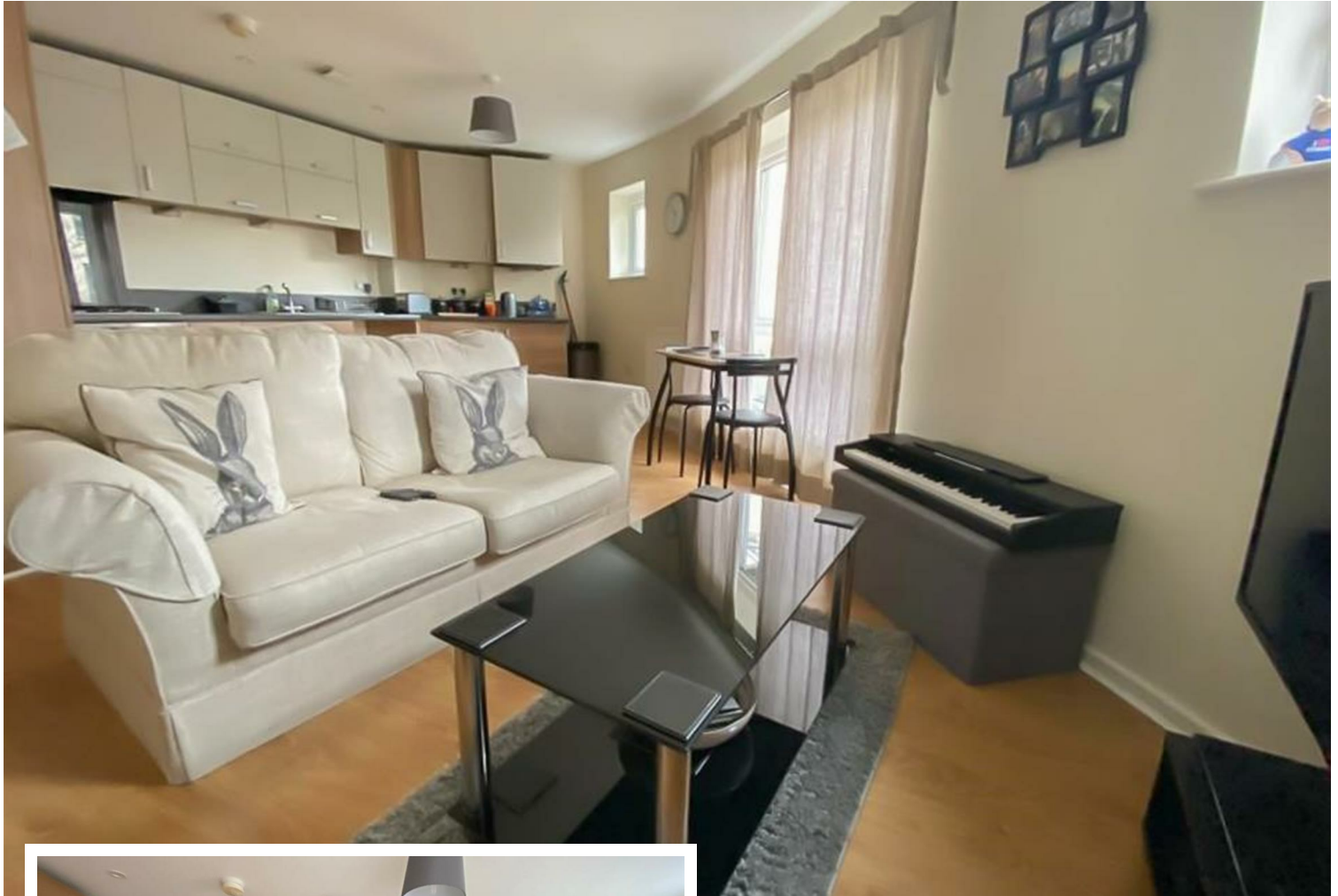
£185,000

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- New Ebbsfleet Development (circa 2009)
- One Allocated Parking Space
- 2 Double Bedroom Ground Floor Apartment
- Within 1.2 miles of Ebbsfleet International



58 Springhead Parkway, Gravesend, Kent, DA11 8BF



LOCATION DESCRIPTION

Springhead Park is a new homes development from Countryside Properties. Springhead Parkway forms the main spine of the development running from Springhead Road and is soon to be linked directly opposite Ebbsfleet International Station with its high-speed rail link to London St Pancras (journey time around 23 minutes). The A2/M2 lies within half a mile to the south linking with the M25 and the Dartford River Crossing.

PROPERTY DESCRIPTION

A modern ground floor apartment with two double bedrooms, one with en suite shower room. The property benefits from a large fitted kitchen with built-in appliances, family bathroom and allocated parking space. Unusually for a modern apartment there is a gas fired central heating with a condensing combination boiler. This well presented apartment would make a great investment.

The property is being sold with a tenant in situ, currently paying £900pcm on AST. Current market rent would now be approximately £1000pcm.

GROUND FLOOR

Communal entrance.

ENTRANCE HALL

14'8" x 3'8"

Entry phone. Built-in cupboard.

OPEN PLAN LOUNGE/KITCHEN/DINER

12'2" narrowing to 3'8" x 6'10" narrowing to

Modern open plan living area with a feature curved wall, built-in kitchen with range of wall and base units and electric fan oven, gas hob, extractor fan, integrated fridge freezer and space for washing machine. Built-in cupboard housing gas combi boiler. Three windows to the front.

BEDROOM ONE

13'8" x 9'1"

Twin windows to front. Door to;



ENSUITE SHOWER ROOM

7'7" x 4'2"

Electric shower and enclosure, WC and wash hand basin set into vanity surround.

BEDROOM TWO

11'9" x 8'10"

Window to the front.

FAMILY BATHROOM

8'11" x 6'4"

A built-in bath with hand-held shower and full height tiled surround, WC and wash hand basin.

EXTERIOR

One allocated parking space with further on road spaces for visitors.

AGENT'S NOTE/AUCTION INFORMATION

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

LEASEHOLD DETAILS

250 years from 1st January 2008.

Service Charge currently £1156 per annum

Ground Rent currently £300 per annum

Building Insurance currently £626 per annum

SERVICES

Mains Gas, Electric, Drainage and Water.

Council Tax: Gravesham Borough Council

Band: D 2020/2021 Charges: £1,841.78

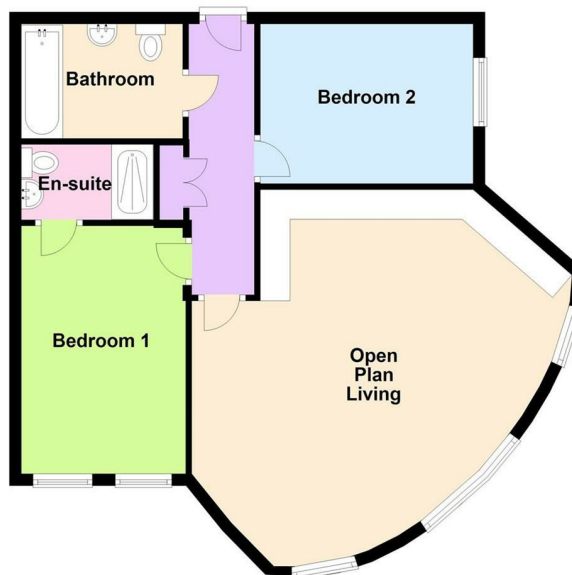




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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 	

Ground Floor



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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.