



28, Fountain Walk,
Gravesend, DA11 9JY

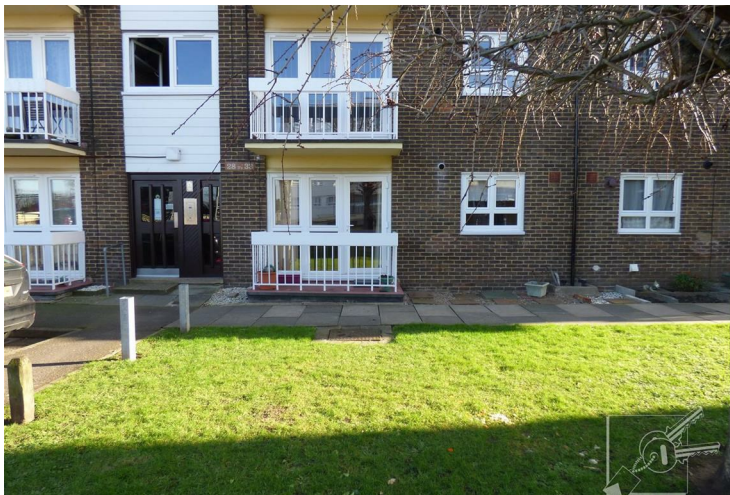
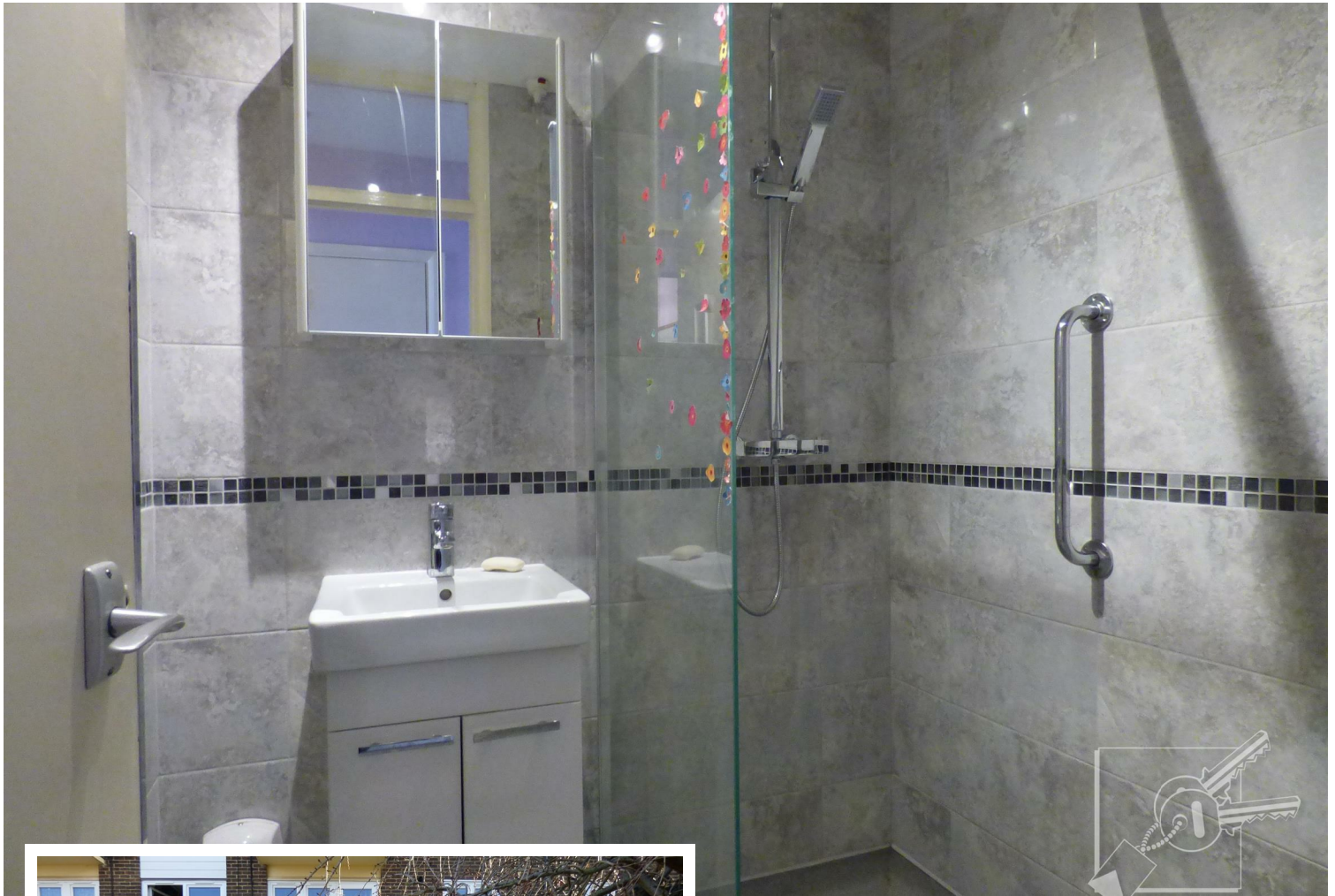
£210,000



- Ground Floor Two Bedroom Flat
- Immediate Vacant Possession
- Generous Size Accommodation
- Viewing Highly Recommended



28 Fountain Walk, Gravesend, Kent, DA11 9JY



LOCATION:

The location of this flat would suit most - within easy reach of the town centre and mainline train station, with the journey time to London St Pancras approximately 25 minutes making it perfect for commuters. No through road keeps the traffic to a minimum. Bus routes serving Gravesend, Bluewater and Dartford on the main road in front of the property. There are local shops within a few minutes walk where you can pick up your everyday essentials and there is an Aldi Supermarket just down the road.



DESCRIPTION:

We think you will agree this two bedroom ground floor flat offers generous size accommodation. Comprising lounge with access out onto a private balcony, modern fitted kitchen, two double bedrooms, a tiled shower room and separate w.c. Benefiting from Gas Central Heating, the property has been double glazed in recent years. There are two cupboards in the hall providing plenty of storage space and residents have their own private parking area on a first come first serve basis and permits are available for additional parking. **VIEWING HIGHLY RECOMMENDED.**

ENTRANCE:

A communal entrance, with security intercom system to communal hall leading to front door.

HALL:

Entrance door, radiator, vinyl flooring, two built in cupboard offering ample storage space, access to all rooms.

LOUNGE:

4.94m x 3.44m (16'2" x 11'3")

Double glazed windows and door leading out on to balcony. Carpet, radiator. Access to Kitchen:

KITCHEN:

3.17m x 2.88m (10'4" x 9'5")

Double glazed window. A good size modern fitted kitchen, installed within the last five years, including wall and base units, ample work surface space. Built in Induction Hob, built in oven, white sink and drainer, vinyl flooring.

BEDROOM 1:

3.58m x 3.46m (11'8" x 11'4")

A double size room with double glazed window to rear, radiator, carpet.

BEDROOM 2;

3.58m x 2.91m (11'8" x 9'6")

Another double size room with double glazed window, radiator, carpet.

SHOWER ROOM:

1.65m x 1.61m (5'4" x 5'3")

Attractive tiled walls, heated towel rail, vanity wash basin with cabinet beneath, walk in shower. Non slip flooring.

SEPARATE W.C.:

1.76m x 1.00m (5'9" x 3'3")

Low level W.C. Vinyl Flooring.





TENURE:

Leasehold

Start Date: 24/06/1991

End Date: 24/06/2116

Lease Term: 125 years from 24 June 1991

Term Remaining: 93 years

Service charge: £896 per annum (£224 paid quarterly)

Ground rent: £10 per annum

Gravesham Borough Council are the freeholders and management company.

SERVICES:

Gas, Electric, Mains Drainage.

Estimated Broadband Speeds

Standard 14 mb/s

Superfast 80 mb/s

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk

Email: 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.