Sealeys
Walker Jarvis
Est. 1851

28, Harmer Street,
Gravesend, DA12 2AX

Guide Price £175,000

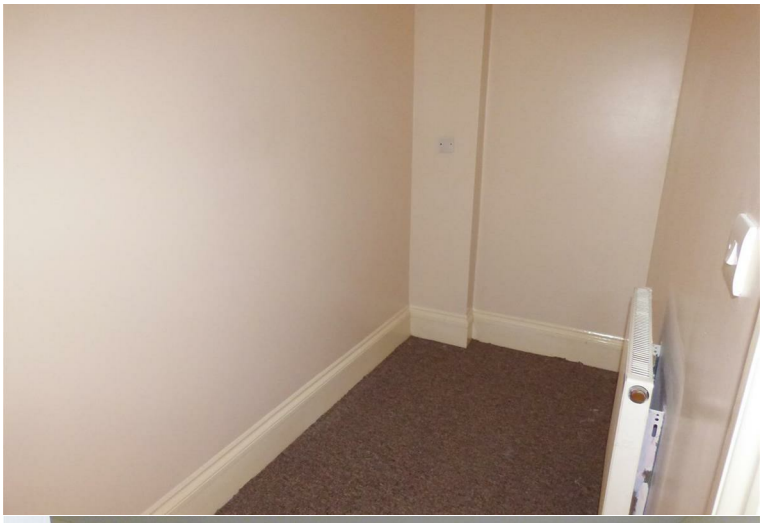
D

- 1 Bedroom Split Level Flat
- Town Centre Location
- Open Plan Living space
- No Chain

28 Harmer Street, Gravesend, Kent, DA12 2AX

PROPERTY DESCRIPTION

Don't miss out on this fantastic first time purchase or investment opportunity. This much larger than average one bedroom flat is situated over 2 floors in a Grade II listed building with a generous open living space upstairs and a large double bedroom downstairs with a walk in wardrobe. Sold with a share of the freehold. There is also a utility room, bathroom and large storage room, that could be used as a home office. Viewing is highly recommended.



LOCATION DESCRIPTION

Situated in the historic Conservation area of Gravesend in the heart of the town centre, surrounded by all of the shops, bars and restaurants the town has to offer. Gravesend station is within walking distance 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.

HALLWAY

Starts to lower ground floor and door leading to...

OPEN PLAN LIVING

5.46m x 4.48m narrowing to 2.64m (17'10" x 14'8" narrowing to 8'7")

A generous size living space with large sash windows to front with secondary glazing. A metal balustrade separates the living space from the lighting void allowing shared light to the bedroom. A fitted kitchen in one corner of the room with a range of wall and base units, fitted oven, hob and extractor with tiled splashback. Stainless steel single bowl sink and drainer. Space for undercounter fridge and washing machine.

LOWER GROUND HALLWAY

A large hallway with stairs to first floor and doors leading to...

BEDROOM

4.29m x 4.09 (14'0" x 13'5")

A spacious double bedroom, neutrally decorated, with borrowed light from the windows on the ground floor. Double doors lead into what was once the coal bunker, under the pavement, for additional storage. A door opens up to....

WALK IN WARDROBE OR OFFICE SPACE

3.17m x 1.31m (10'4" x 4'3")

For those always running out of clothes storage space, this generous size room could be converted into the perfect walk in wardrobe with a small additional cupboard off, housing the electrics. If you work from home it could be a perfect home office.

UTILITY ROOM

3m x 1.81m narrowing to 1.48m (9'10" x 5'11" narrowing to 4'10")

A utility room with a work surface and base unit, space for washing machine.

BATHROOM

2.57m x 1.56m (8'5" x 5'1")

Mixer tap shower over bath with glazed shower screen and tiled splashback. Close coupled wc, basin with vanity cupboard above. A storage cupboard housing the hot water cylinder.

STORAGE ROOM

1.91m x 1.68m plus corridor (6'3" x 5'6" plus corridor)

An additional room with no external windows could make an ideal storage room or home office.

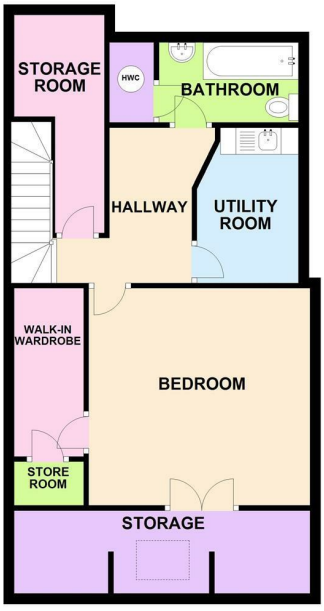
SERVICES

Mains Electric, Water and Drainage
Council Tax: Gravesham Borough Council
Band: A 2021/2022 Charges: £1,287.17
Broadband
Basic: 19 Mbps
Superfast: 80 Mbps

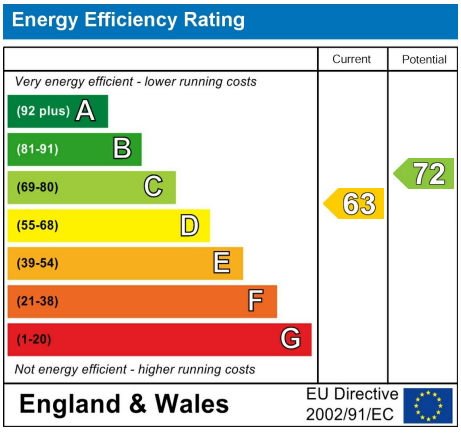
TENURE

20% Share of Freehold
Buildings insurance and maintenance costs will be shared with the other freeholders.
lease 125 years from 17.07.2007

LOWER GROUND FLOOR



GROUND FLOOR



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