

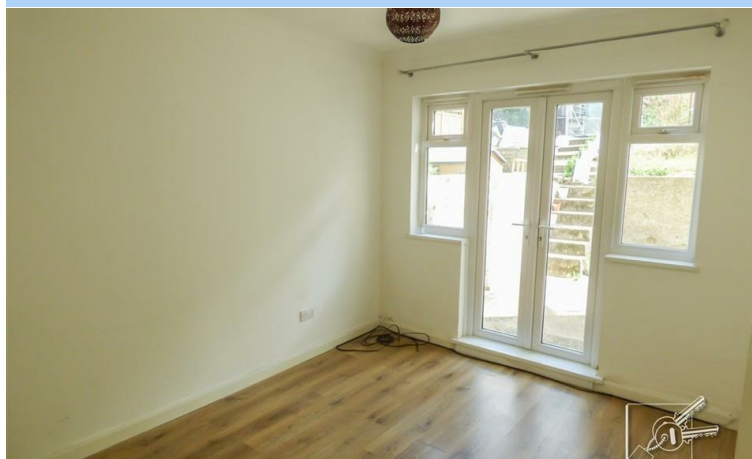


Tivoli Gardens,  
Windmill Street,

Asking Price £165,000



- 1 Bedroom Ground Floor Maisonette
- No Onward Chain
- Walking Distance of Town & Railway Station
- Communal Garden



## Tivoli Gardens Windmill Street, Gravesend, Kent, DA12 1LF



### DESCRIPTION:

Situated in an elevated position, this one bedroom ground floor maisonette would make an ideal step onto the property ladder for a first time buyer. Offering immediate vacant possession, the property comprises, hall, lounge, one double bedroom, a fitted kitchen with built in oven & hob, and a bathroom. Heated by gas central heating, the property is double glazed throughout and has its own access out to a rear garden.



#### **LOCATION:**

Tivoli gardens is situated off of Windmill Street, Gravesend and is part of the Windmill Conservation area. The town centre is within just a few minutes walk, along with the railway station which offers services to London including a high speed train to St Pancras, London in approximately 22 minutes or you can catch a high speed train to St Pancras, London in just seventeen minutes, making it perfect for commuters.

Windmill Hill itself is just a few minutes walk up the road, where you can enjoy stunning views from the open park over Gravesend and beyond. The A2 with links to the M2, M20 and M25 are within easy access for those that drive and there is bus service to Bluewater and Dartford.

#### **FRONTAGE:**

Steps leading up from Windmill Street.

#### **HALL:**

uPVC double glazed front door, radiator, laminate floor, under stair cupboard housing gas meter.

#### **LOUNGE**

3.99m x 2.74m 3.35m (13'1" x 9' 11")

Double glazed French doors leading out to garden, laminate flooring , double radiator, door to kitchen.

#### **KITCHEN**

3.66m x 1.93m (12' x 6'4")

Double glazed window to side and double glazed door to garden. Worcester combi boiler. Fitted with white gloss wall and base units, work surfaces, inset gas hob with Zanussi extractor hood above, built in oven, stainless steel sink and drainer. Vinyl flooring.

#### **BEDROOM**

3.84m (into bay) x 3.05m 1.83m (12'7" (into bay) x 10' 6")

Double glazed window to front, double radiator, laminate floor.

#### **BATHROOM**

2.06m x 1.93m (6'9" x 6'4")

Double glazed window to side. Fitted with a white suite comprising panelled bath with shower mixer tap and glass shower screen, pedestal wash basin and low level w.c., part tiled walls, heated towel rail, vinyl floor tiles.

#### **GARDENS:**

Being on the ground floor the property has access onto a private concrete patio area with ample space for table and chairs, accessed directly from lounge. Steps leading up to a communal garden.

**TENURE:**

Leasehold: 18 April 2016 to 24 March 2165 (Approximately 142 years remaining.)

The Service Charge is £1,597.50 per annum

No Ground Rent

Management Company: Jennings and Barrett

**LOCAL AUTHORITY:**

Gravesham Borough Council:

Council Tax Band B = £1,558 pa

Conservation Area

**ESTIMATED BROAD BAND SPEEDS:**

Standard: 15mb/s

Superfast: 69 mb/s

Ultrafast 1000mb/s

Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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