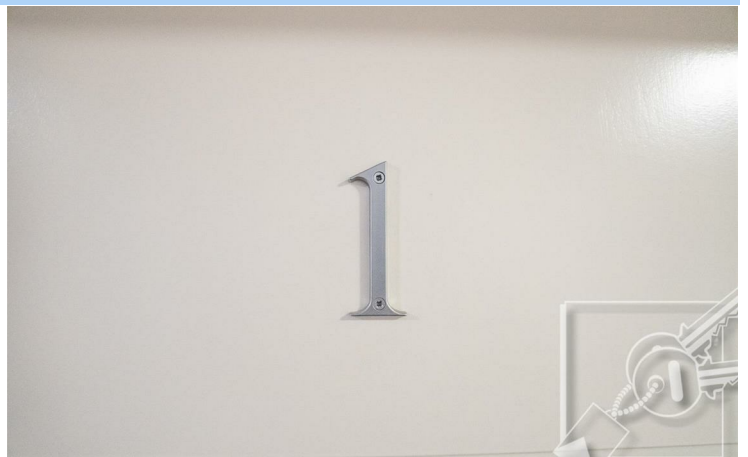




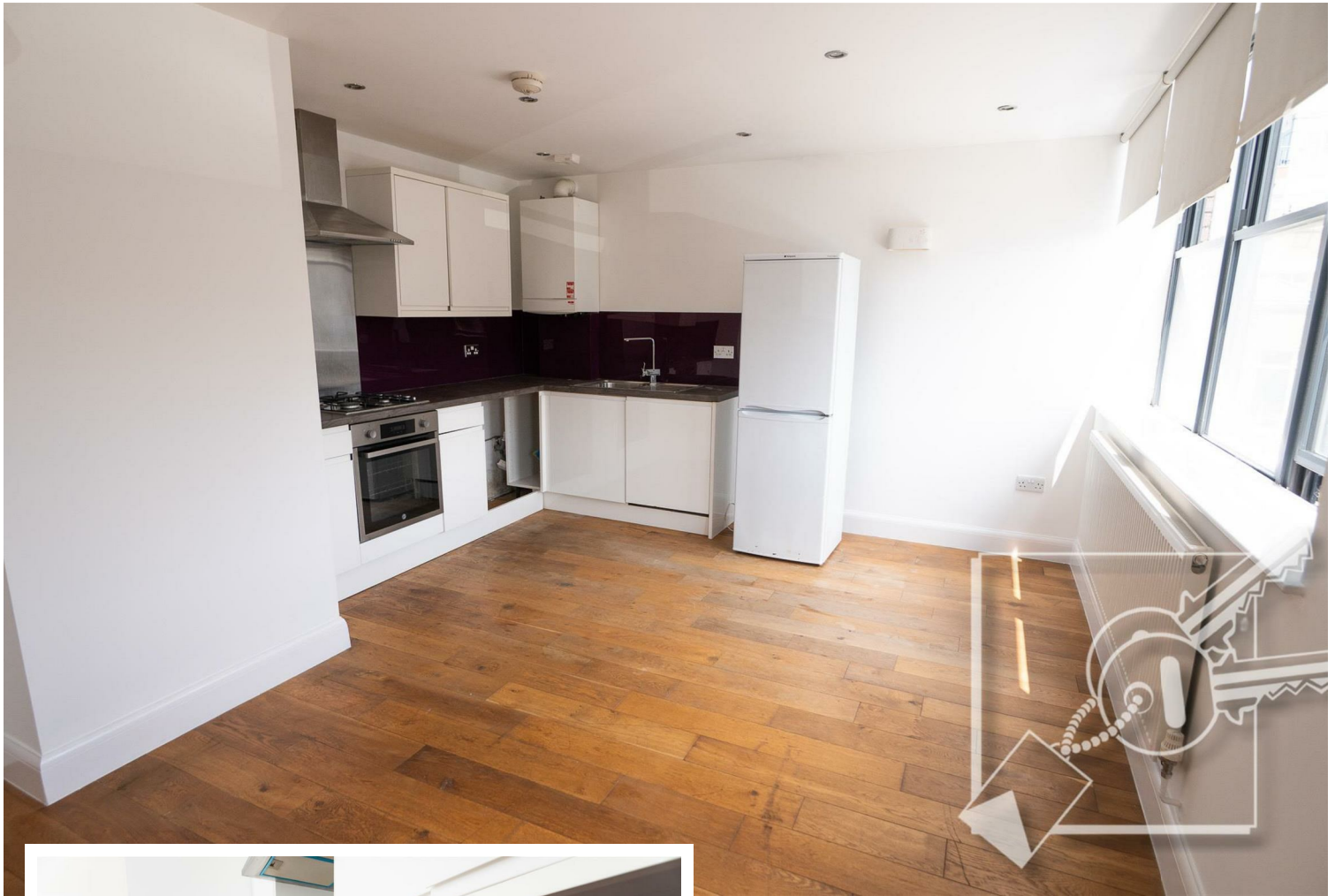
The Grove,
Gravesend, DA12 1BF

Offers In
Excess Of
£100,000

- 1 Bedroom Ground Floor Apartment
- Open Plan Living
- Ideal Step onto the Property Ladder
- Town Centre Location
- Allocated Parking Space
- No Onward Chain



The Grove, Gravesend, Kent, DA12 1BF



DESCRIPTION:

This one bedroom ground floor apartment would make an ideal step onto the property ladder for any first time buyer or an investment on a buy to let basis. Heated by Gas Central heating and benefiting from double glazed windows, the property comprises open plan living/kitchen with modern units and a built in oven & hob, one double bedroom and a modern bathroom suite. In the hall you will find a useful walk in cupboard with light and lots of storage space. There is an allocated parking space to the rear of the property, which is accessed via electronically controlled security gates. There is also some convenient planters with special hooks on which you can chain a bicycle at the front. Offered for sale with immediate vacant possession, viewing is highly recommended.



LOCATION:

Stephenson House is an established converted office building situated in The Grove, which is in the heart of Gravesend town centre. Ideal for commuters with Gravesend railway station within a few minutes walk which offers a high speed service to St Pancras, London in just 23 minutes, or you can travel to London Bridge and Charring Cross, London, The Medway Towns or the Kent Coast on the domestic train. Other transport links include bus services , Ebbsfleet International railway station where you can also travel to London on the high speed train and be at St Pancras in approximately 17 minutes. From the property there is easy access to the A2 with links to the M2, M20 and M25 for those that prefer to drive. Offering a great choice of restaurants, cafe bars, pubs, takeaways and shopping facilities, Bluewater shopping centre is within a 15 minute drive. If you are into fitness, then there are a choice of Gyms around the town and if you enjoy walking, then the River Thames with its riverside walks and Gravesend's Historic Gordon Promenade and Queen Elizabeth Gardens are close by.

COMMUNAL ENTRANCE:

External security entry phone system. A welcoming spacious communal hall way. Door into:

ENTRANCE HALL:

Front door, laminate flooring, large walk in storage cupboard with light. Electrical consumer unit. Access to all rooms.

OPENPLAN LIVING/DINING/KITCHEN:

A bright and spacious living space with large double glazed sash windows, radiator, laminate flooring. The kitchen area is fitted with white wall and base units, built in oven, hob and extractor. plumbed for washing machine and space for fridge/freezer. Stainless steel sink and drainer with mixer taps, work surfaces. Wall mounted combi boiler for hot water and central heating.

BEDROOM:

A double bedroom with double glazed sash window, carpet, radiator.

BATHROOM:

A modern white bathroom suite, comprising panelled bath with shower mixer taps and bi-folding glass screen, w.c., with built in cistern, wall mounted wash basin with mixer taps. Shaver point, mirror front medicine cabinet, tiled walls and tiled floor. Heated towel rail.

PARKING:

We understand there is an allocated parking space for residents only behind electronically controlled security gates.

TENURE:

Leasehold

We understand the initial length of the lease was 125years from 21.3.16 and expires 24.3.2141. 116 years remaining.

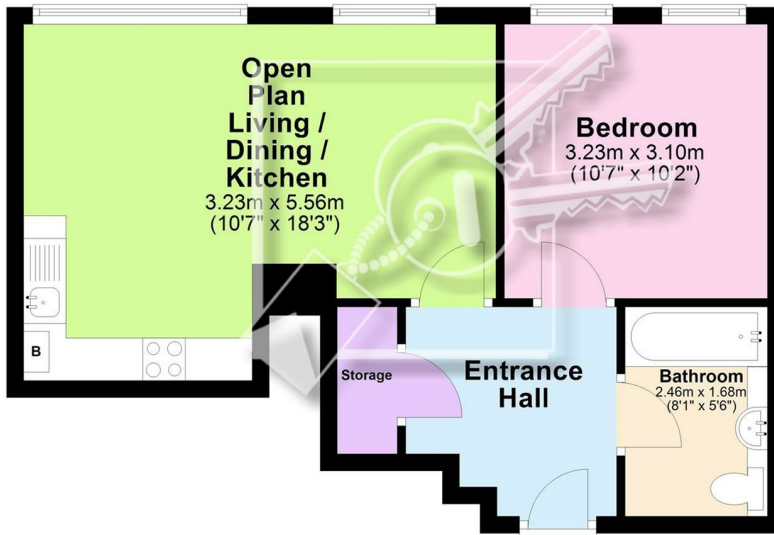
Ground Rent: £250 P.A

Service Charge £1495 P A

The management company is LMS Sheridans



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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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.