Sealeys Walker Jarvis Est. 1851

96, Windmill Street,
Gravesend, DA12 1LE

Guide Price £170,000

D

- One Bedroom Ground Floor Flat with Private Entrance
- Communal Garden
- Share of Freehold
- No Chain

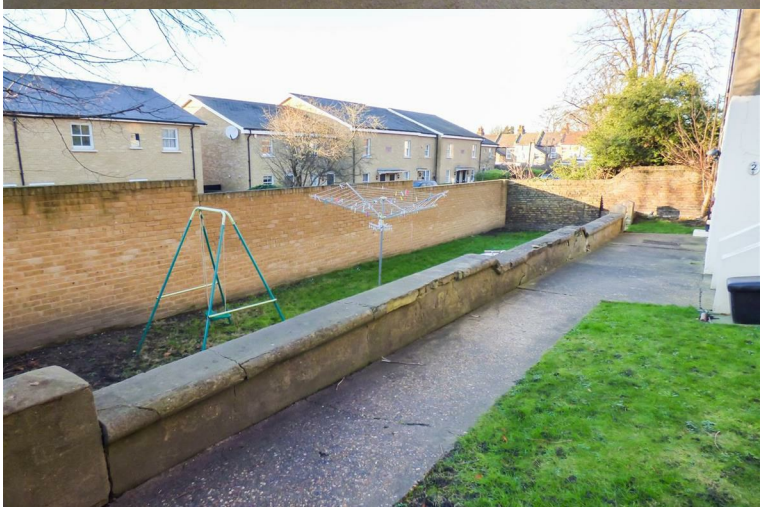
96 Windmill Street, Gravesend, Kent, DA12 1LE

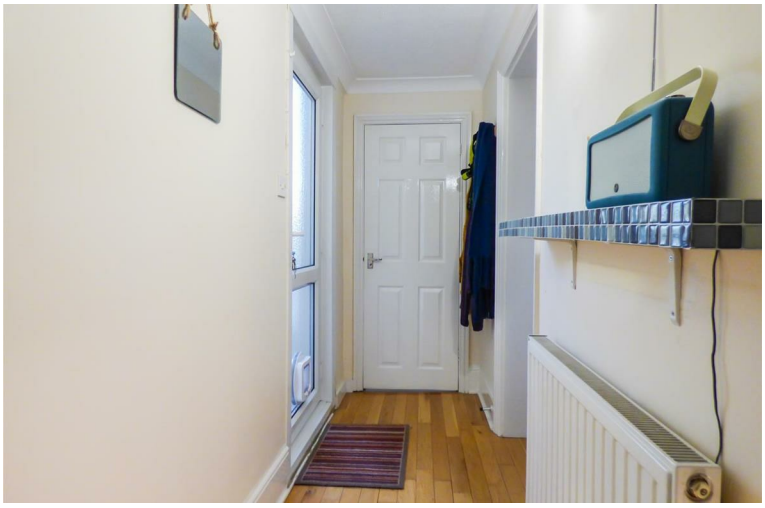
PROPERTY DESCRIPTION

This one bedroom ground floor flat is perfect for a first time buyer or investment, situated in an imposing property on Windmill Street. This flat is being sold with a share of the freehold and low service charge. The property benefits private side access with a secure gate for added security, modern bathroom and kitchen and patio doors leading to the communal garden.

LOCATION DESCRIPTION

Located in the sought after conservation area of Gravesend on Windmill Street. Just a short walk to the picturesque Windmill Gardens with its tennis courts, bowling green and recreation ground. This flat is conveniently located on the outskirts of Gravesend town centre, close enough that all its amenities are within walking distance but far enough that you are away from the hustle and bustle of town life. Gravesend train station is only 0.5 miles away with its high speed services to London St Pancras (journey time approximately 25 minutes) and the A2 lies 1.5 miles away with links to M25 and Bluewater shopping centre.





Side access to the rear of the block through the communal garden to a glazed UPVC door leading into..

ENTRANCE HALL

Long hallway with storage cupboard to one end. Doors leading to..

LOUNGE

3.92 x 3.49 (12'10" x 11'5")

Spacious lounge with double glazed patio doors leading out to the communal garden with double glazed windows either side allowing light to flood into the room.

WC

Low level WC, wall hung sink basin with tiled splashback. Frosted double glazed window looking out to garden.

BEDROOM

3.92 x 2.60 (12'10" x 8'6")

A double bedroom with double glazed window looking out to side.

KITCHEN

2.29 x 2.20 (7'6" x 7'3")

A modern kitchen with roll top wood effect work surface, a range of wall and base units with built in electric oven, hob and extractor. Stainless steel single bowl sink and drainer with mixer tap. Double glazed window looking out to garden. Under counter space for washing machine. Wall hung combi condensing boiler housed inside a matching wall unit. Archway to pantry area with shelves and space for fridge freezer. Door leading to..

BATHROOM

2.29 x 1.80 (7'6" x 5'11")

Mostly tiled modern bathroom with mixer tap shower over bath, sink basin and double glazed frosted window looking out to garden. Built in storage cupboard ideal for towels.

COMMUNAL GARDEN

Mainly laid to lawn with patio area.

LEASE DETAILS

125 year lease from November 2005 - 109 years remaining

Service charge £1200pa including buildings insurance. Covering costs of communal cleaning, gardening and residual remains left in a fund for repairs.

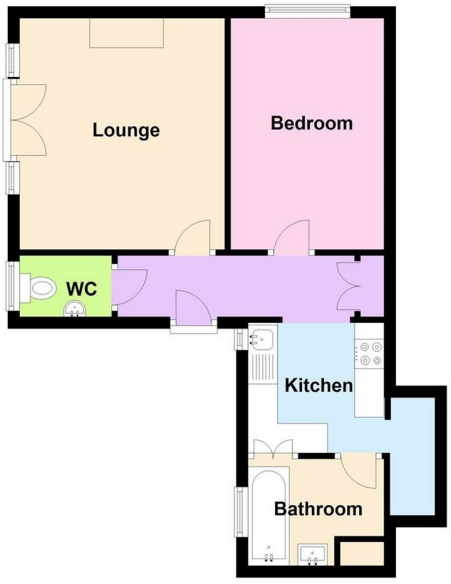
No ground rent due to share of freehold

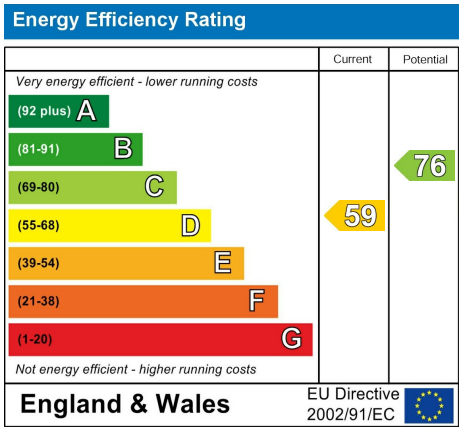
SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council
Band: A 2021/2022 Charges: £1,287.17

Ground Floor





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