



Flat 3, 9-11, Harmer Street,

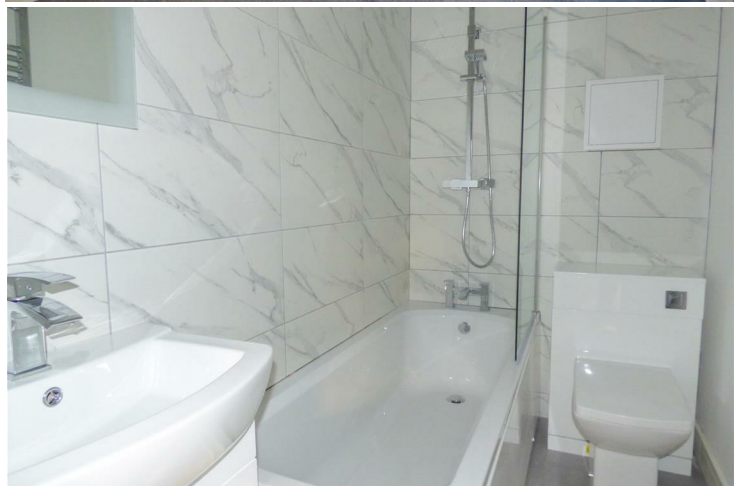
Asking Price £170,000



- One Bedroom New Build First Floor Apartment
- 10 Year Builders Guarantee
- Historic Town Central Location
- New Built-In High Gloss Kitchen with Appliances



Flat 3, 9-11 Harmer Street, Gravesend, Kent, DA12 2AP



A new one bedroom first floor apartment consisting of...

HALLWAY

Phone intercom system and doors leading to...

OPEN PLAN LIVING

7.39m x 2.84m narrowing to 1.86m (24'2" x 9'3" narrowing to 6'1")

A lounge area with large sash window and secondary glazing, radiator and ample space for living furniture. Kitchen area consists of a range of wall and base units with marble effect work surface. single bowl sink and drainer with sash window over. Built in appliances include: Oven, Hob, Extractor, Dishwasher, Washing Machine and Fridge Freezer. A matching kitchen unit houses the electric boiler that controls the radiators and hot water.

BEDROOM

3.0m x 2.83m (9'10" x 9'3")

A double bedroom with ample space for bedroom furniture. Large sash window out to front with secondary glazing, Radiator.



BATHROOM

2.28m x 1.36m (7'5" x 4'5")

Bath with mains shower over with additional hand held shower head, glazed shower screen. A concealed cistern wc and basin recessed into vanity unit with wall hung mirror above. A wall hung mains heated towel rail.

LEASEHOLD

A newly created 150 year lease from 8th April 2022.
Service Charge: £1,107.69 per annum (including buildings insurance)
Peppercorn Ground Rent £0 chargeable annually

SERVICES

Electricity, Mains Water, Sky Internet into building and Drainage.

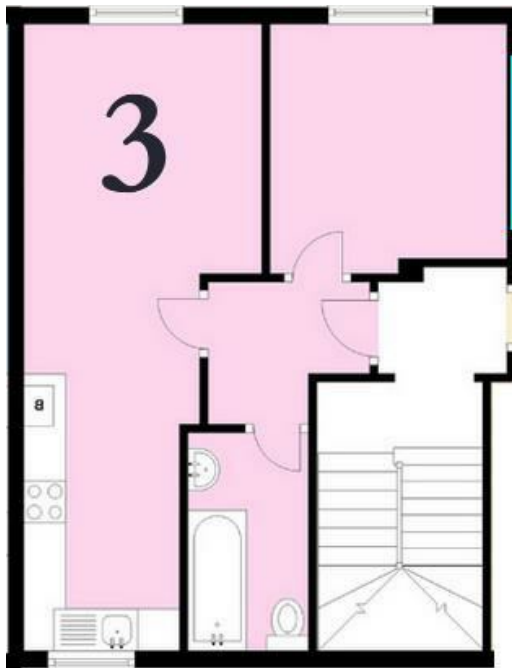



Journey time to London St Pancras International around 25 minutes



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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