



Marriotts Wharf, West Street,

Asking Price
£160,000 - £170,000



- One Bedroom Top Floor Apartment
- Views Over River Thames From The Living Room & Balcony
- Parking Space, Useful Loft
- Vacant Possession

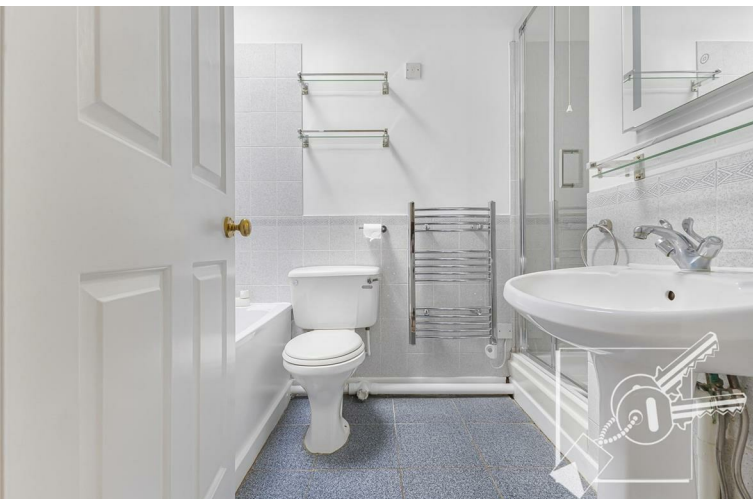


Marriotts Wharf West Street, Gravesend, , DA11 0BG



DESCRIPTION:

£160,000 - £170,000. Available with immediate vacant possession, meaning no onward chain complication. We are pleased to bring to market this one bedroom riverside apartment with a splendid view from the living room and balcony over the River Thames. Complete with a parking space other accommodation includes a kitchen and bathroom with separate shower cubicle and a bath which is quite rare within this type of property. Being on the top floor, you also have the added bonus of a loft space which is ideal for storage. With a little TLC, this property would make an ideal first purchase.



LOCATION:

Situated on the banks of the River Thames with Gravesend town centre and mainline railway station is within walking distance and offering a high speed service to St Pancras, London in just 22 minutes, making it perfect for commuters, or you can travel on the domestic line to London & the Kent coast. Ebbsfleet railway station is approximately three miles away, where you can take the high speed train to St Pancras, London and arrive within just 17 minutes.

The A2 M2 M25 M20 motorway links are all easily accessible and there are regular bus services to the Medway Towns, Bluewater and Dartford. If you fancy a riverside walk, then the River Thames, with its famous, Queen Elizabeth Gardens are on the doorstep, whilst the Gordon Promenade and Fort Gardens are just a short walk, this is also where various entertainments and fairs take place, particularly during the summer months.

COMMUNAL ENTRANCE:

External entry phone system and security door to communal hall way, with stair case leading to all floors.

HALL:

Carpet, storage heater, cupboard housing hot water cylinder and cold water tank, built in storage cupboard, access to loft.

LOFT:

Being on the top floor this property benefits from a loft which is unusual in this type of property and provides plenty of additional storage space. Accessed via an integral loft ladder.

LOUNGE:

A room with a view over the River Thames and Essex beyond. Parquet floor, storage heater, door leading on to balcony, wide opening to:

KITCHEN:

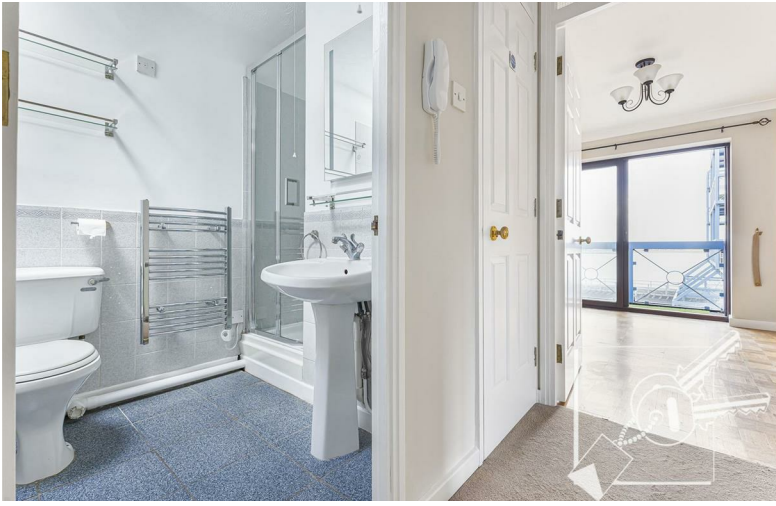
Double glazed window to front. Fitted with original Oak effect wall and base units, one and a half bowl sink and drainer, "Hotpoint" electric ceramic hob, built in oven. plumbed for washing machine.

BEDROOM:

A double room with window to side, built in wardrobe, carpet.

BATHROOM:

Skylight window, white suite comprising panelled bath, separate shower cubicle, pedestal wash basin, low level w.c. Part tiled walls.



BALCONY:

Wrought iron Balcony with views over the River Thames and beyond. Space for small cafe style table and chairs.

PARKING:

We understand there is one parking space. No commercial vehicles should be parked in the carpark. There are various visitor spaces.

TENURE:

Leasehold: 125 years from 25.5. 1990 until 25.12.2114 . (approximately 89 years remaining)

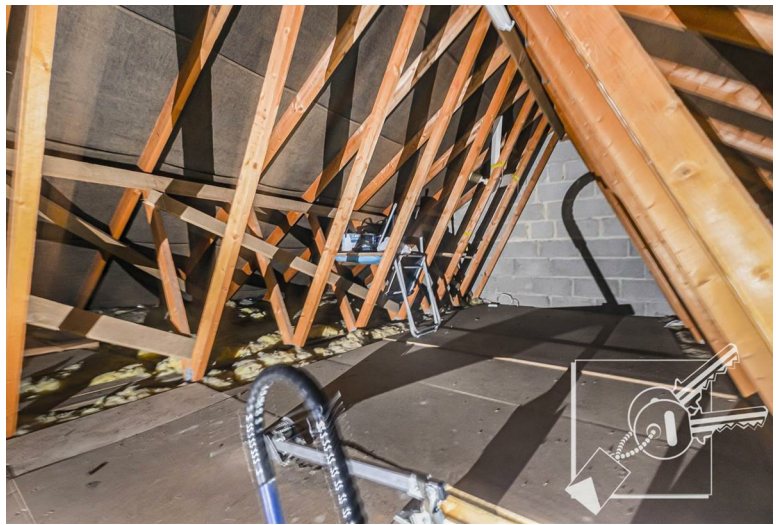
We understand from the vendor that Service charge is £160.30 pcm and the ground rent is £150 p.a.

LOCAL AUTHORITY:

Gravesham Borough Council
Council Tax Band C=£2123.23 2026/2027

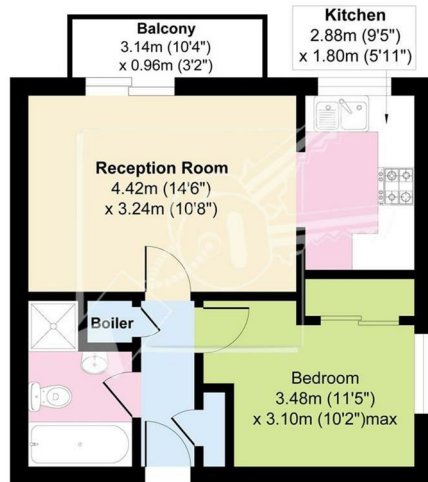
SERVICES:

Mains Electricity, Mains Drainage, Mains Water.



Marriotts Wharf, DA11

Approximate Gross Internal Area = 39.0 sq m / 420 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 71 |
| (55-68) D | | |
| (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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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.