



10, Pilots Place,  
Gravesend, DA12 2DG

Price Guide £60,000



- 1 Bedroom First Floor Retirement Flat
- Lift
- Modern fitted kitchen
- Specifically designed for the over 60s
- Communal garden and entertainment space
- Close to Town Centre & Station





## 10 Pilots Place, Gravesend, Kent, DA12 2DG



### DESCRIPTION:

£60,000-£75,000 If you are planning your retirement then take a look at this PURPOSE BUILT RETIREMENT APARTMENT, situated on a small friendly, development designed specifically for independent living for the OVER 60s. Benefits include communal lounge, where you can socialise with your neighbours, and various functions take place, a courtyard style communal garden giving that important outside space, and a guest room which we understand can be booked in advance if you have visitors staying over. We are advised by the residents that this is a well run development and offers value for money.

The flat itself is accessed by a lift or stairs, and is situated on the first floor giving that added security. Comprising hall, lounge/diner opening into a modern fitted kitchen including built in oven & hob, one double bedroom with built in wardrobe and a shower room. The property is heated by night storage heating and the windows are double glazed.

Offering immediate vacant possession meaning no onward chain complications. No pets allowed.





### LOCATION:

Pilots Place is situated off Bentley Street in a quiet area of Gravesend Town Centre and within easy access of the mainline railway station which offers services to London and the Kent Coast including a high speed train to St Pancras, London or Ebbsfleet International railway Station offers a high speed service to London in just nineteen minutes. Gravesend's famous Fort Gardens and General Gordon Promenade, alongside the Thames leisure area, are close by. If you fancy a some retail therapy then Bluewater shopping complex is a bus or car ride away where there is also a choice of café bars and restaurants. The A2 M2 M20 Motorway links are easily accessible for those that drive.

### COMMUNAL ENTRANCE:

The property is approached by security doors with external entry phone system. Access to communal lounge and communal gardens. Lift or stairs leading to first floor.

### HALL:

Entrance door, parquet flooring, emergency pull cord connecting to warden, built in cupboard.

### LIVING ROOM:

4.39m x 3.38m (14'5" x 11'1")

Two double glazed windows to front, parquet floor, storage heater, open to:

### KITCHEN:

2.51m x 2.36m (8'3" x 7'9" )

Tiled floor, fitted with wall and base cupboards, ceramic electric hob, built in oven, stainless steel sink and drainer, plumbed for washing machine, space for fridge/freezer.

### BEDROOM:

4.39m x 3.02m (14'5" x 9'11")

Double glazed window to front, carpet, built in wardrobe, night storage heater.

### SHOWER ROOM:

2.16m x 2.03m (7'1" x 6'8")

Shower cubicle, w.c., wash basin, built in airing cupboard, Dimplex electric wall heater.

### COMMUNAL GARDENS:

There a well maintained, courtyard style secluded garden to the rear.

### COMMUNAL LOUNGE:

This is where you can get together with your neighbours and socialise to a cup of coffee and where various activities and functions take place. There is a communal kitchen area and W.C.

### LEASEHOLD:

We understand the initial length of the lease was 99 years 29/09/1987 with approximately 63 years remaining. ends 29/09/2086

Service Charge: £3594.60 2021-2022

Ground Rent: £1 per year

Management Company: RLHA

### SERVICES:

Electric, Mains Drainage.

Council Tax: Gravesham Borough Council

Council Tax Band: B - £1,701.71 2024/2025



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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