



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**Flat 6, 3 -5 Harmer Street**

Gravesend, DA12 2AP

**£170,000**



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

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.

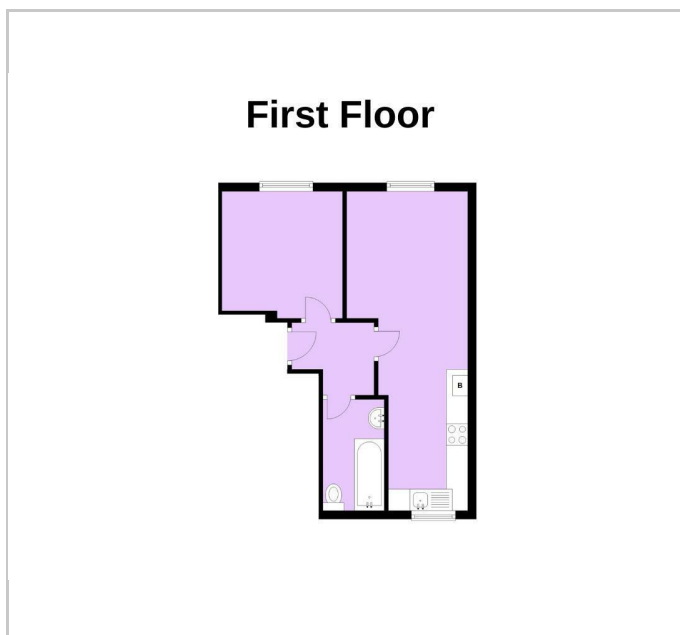
Service Charge: £1,107.69 per annum (including buildings insurance)

Ground Rent: £125 per annum (fixed for 30 years)

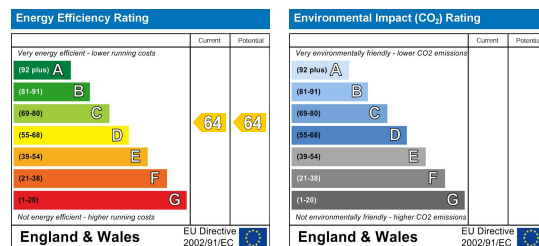
### SERVICES

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

### Floor Plan



### Energy Efficiency Graph



### Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

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