



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



Backed by  
HM Government



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

Gravesend, DA12 2AP

**Asking Price £205,000**



- HELP TO BUY AVAILABLE
- A Two Bedroom New Build First Floor Apartment
- 10 Year Builders Guarantee
- New Built-In High Gloss Kitchen with Appliances
- Historic Town Central Location

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

#### HALLWAY

Phone intercom system and doors leading to...

#### OPEN PLAN LIVING

**7.42m x 2.88m narrowing to 1.76m (24'4" x 9'5" narrowing to 5'9")**

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 ONE

**3.21m x 2.51m (10'6" x 8'2")**

A double bedroom with ample space for bedroom furniture. Sash window out to rear with secondary glazing, radiator.

#### BEDROOM TWO

**2.80m x 2.74m (9'2" x 8'11")**

Another double bedroom with a sash window out to front with secondary glazing, radiator.

#### BATHROOM

**2.37m x 1.25m (7'9" x 4'1")**

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)

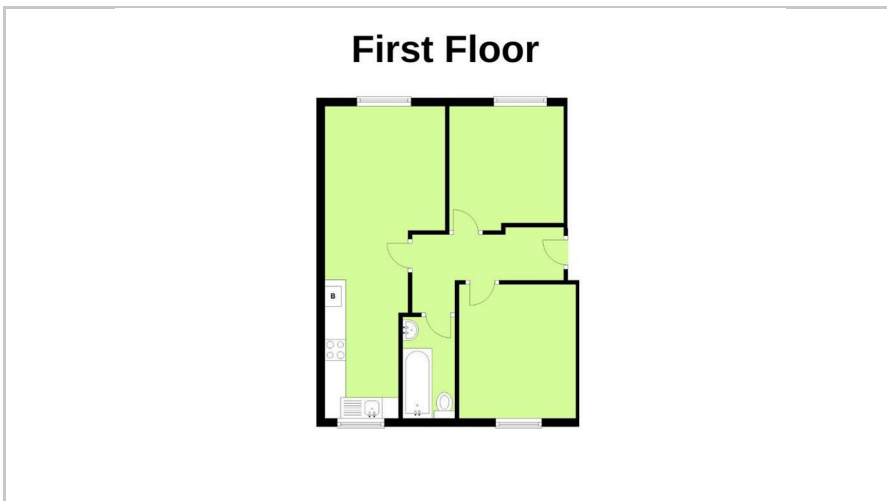
Peppercorn Ground Rent £0 chargeable annually

#### SERVICES

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

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

## Floor Plan



## Viewing

Please call our Sales Department on (01474) 369368 (Option 1) or Email: [sales@sealeys.co.uk](mailto:sales@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

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