

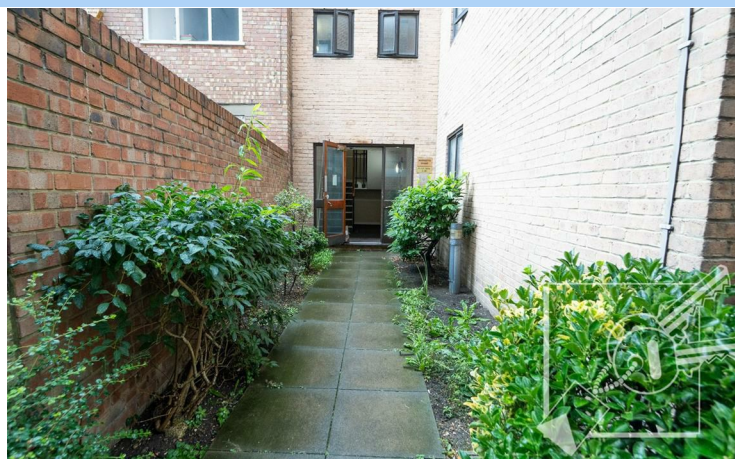


12 Marriotts Wharf,  
West Street,

Offers In The Region  
Of £150,000



- One Bedroom Second Floor Apartment
- Allocated Parking
- No Chain
- Riverside Complex





## 12 Marriotts Wharf West Street, Gravesend, , DA11 0BG



### DESCRIPTION:

Nestled in the heart of Gravesend, within a riverside development this one bedroom apartment on West Street offers a delightful blend of comfort and convenience. With one well-proportioned double bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The flat features a welcoming reception room, perfect for relaxation, a kitchen and bathrooms. The property comes complete with an allocated parking space making it a real asset. With a little TLC could make a wonderful home.





### LOCATION:

Gravesend town centre and mainline railway station is within walking distance and offers 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. The A2, M2, M25, and 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:

From the car park, the flat complex is accessed by a security door leading to the main hallway with an external entry phone system to the right of the door for guests. Stair access to floors above. Internal door leading to front door of flat.

### HALL:

A generous sized hallway with two cupboards, one housing the hot water cylinder and the other for additional storage. A wall hung intercom to the main door and doors leading to...



### LOUNGE:

Carpet, electric storage heater, Hardwood double glazed doors leading to Juliette balcony. Access to:

### KITCHEN:

Beech effect base and wall cupboards with roll top work surface. Localised tiling to walls. Fridge/freezer and washing machine to remain. Electric Hotpoint oven, hob and extractor fan. 1 1/2 bowl stainless steel sink and drainer. Vinyl flooring.

### BEDROOM:

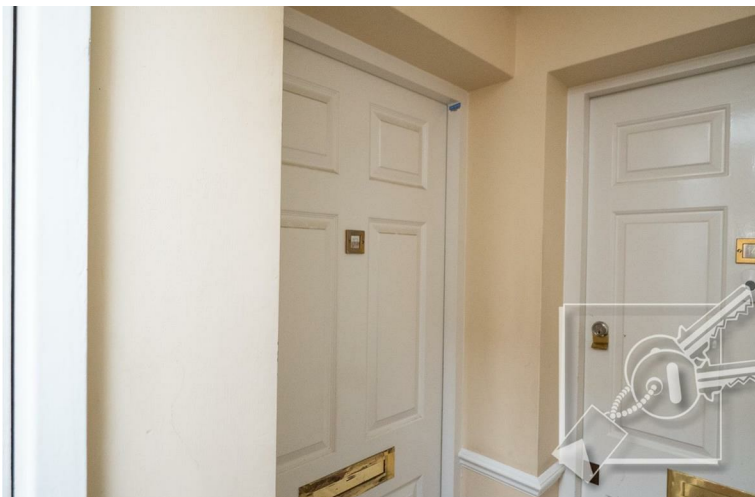
A double room with iPVC Double glazed window, carpet, built in wardrobe, electric storage heater.

### BATHROOM:

A white suite comprising low level w.c., pedestal basin and bath with electric power shower. Carpet Electric heated towel rail.

### PARKING:

There is one allocated parking space. We understand no commercial vehicles are allowed to be parked in the carpark. There are few visitor parking bays on a first come first serve basis.





## Second Floor



## LOCAL AUTHORITY:

Gravesend Borough Council:

Council Tax band C -£2,039.25 2025/2026

## TENURE:

Leasehold: 125 years from 26th June 1991 (89 years remaining)

The Service Charge is £160.30pcm

No Ground Rent

Management Company: Arrow Leasehold Management

We understand the service charge includes, buildings insurance, maintenance of the communal parts, communal lighting and water.

## UTILITIES:

Mains Electric, Mains Drainage, Mains Water

## LOCAL LAND SEARCHES

There are 12 local land charges for your search area.  
Your free search reference is: 3406802

## 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>                            | 78                         | 82        |
| (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<br>2002/91/EC |           |

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