Sealeys Walker Jarvis

# 18 Marriotts Wharf, West Street,

## Asking Price £170,000

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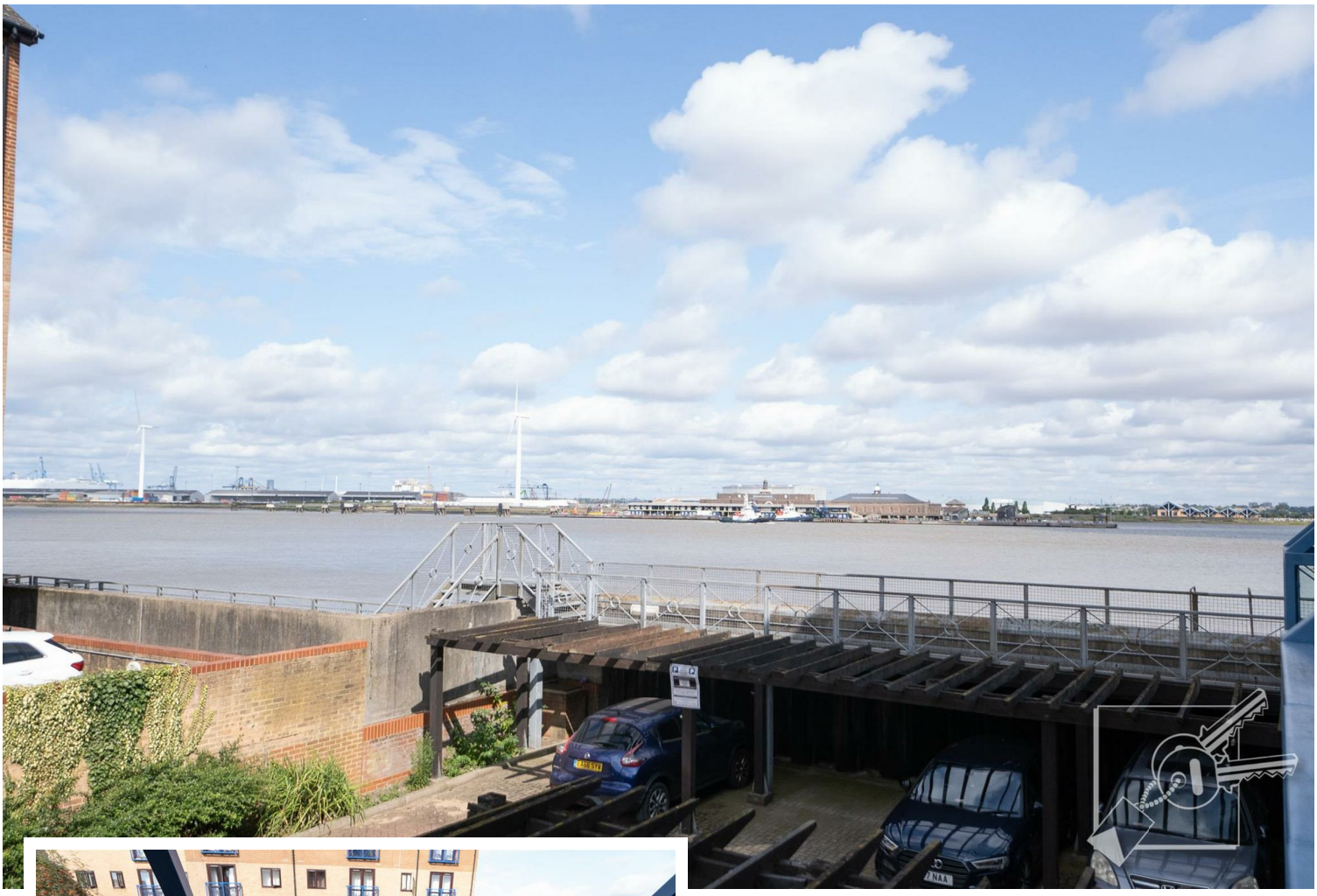
- 2 Bedroom First Floor Flat
- Recently Installed Shower Room
- Large Balcony With Splendid Views Over The River Thames
- Allocated Parking Space.

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



## DESCRIPTION:

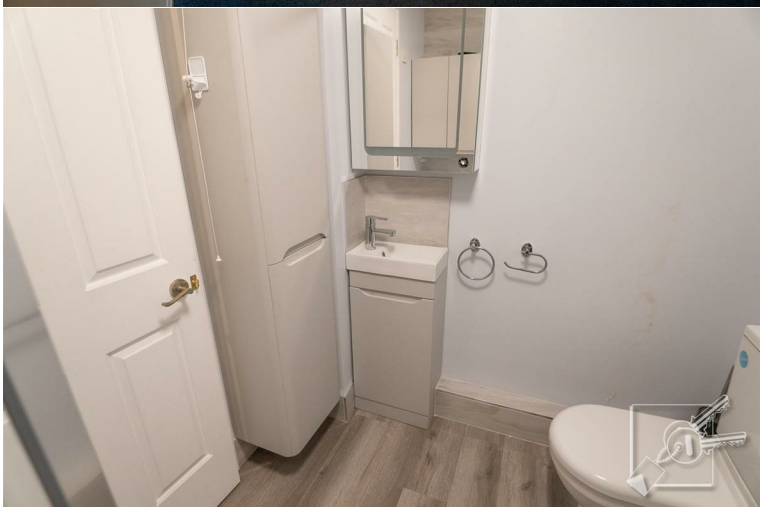
If you enjoy the peace and tranquility of the river, then take a look at this two bed, first floor, apartment with a balcony where you can sit out and watch boats sailing by and enjoy splendid evening sunsets. The apartment comprises living room, which opens into the kitchen, a rather nice modern shower room and the master bedroom benefits from an en-suite shower room. There is allocated parking for one car. The property is offered with no forward chain and with a little TLC could make a wonderful home.

## LOCATION:

Gravesend town centre and station are within walking distance and offer a high speed service to London St Pancras 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:

There are two separate communal entrances into the building, both with entry phone system. Stairs/lift to all



## HALL:
Private entrance door, entryphone handset, carpet, built in storage cupboard, airing cupboard, electric storage heater.

## LIVING ROOM:
Double glazed patio doors leading out on to the balcony, carpet, storage heater, open to:

## KITCHEN:
Fitted with traditional oak wall and base units, work surfaces, one and a half bowl sink and drainer, "Neff" solid hotplate hob, built in electric oven, Plumbed for dishwasher, space for fridge/freezer.

## SHOWER ROOM:
Recently installed modern suite comprising shower cubicle with tiled walls and glass screen, hand basin, low level w.c.. Illuminated mirror front wall mounted cabinet, fitted cupboard. Plumbed for washing machine.

## BEDROOM 1:
Double glazed window, carpet, built in wardrobe, electric storage heater, access to en-suite shower room:

## EN-SUITE SHOWER ROOM:
White suite comprising shower cubicle, wash basin and low level w.c. Tiled walls, electric heated towel rail, extractor fan, medicine cabinet.

## BEDROOM 2:
Double glazed window, carpet, electric wall mounted heater.

## BALCONY:
A perfect out side space where you can watch river life go by and enjoy evening sunsets. Plenty of space for table and chairs and a few pot plants.

## 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.

## TENURE:
Leasehold: 125years from 25.12.1989 - 25.12.2124 - 89 years remaining

SERVICE CHARGE: We understand Annual Service Charge for 1 October 2024 to 30 September 2025 £2,472.43

## LOCAL AUTHORITY:
Gravesham Borough Council: Council Tax band D -£2,388.63 2026/2027

## UTILITIES:
Mains Electric, Mains Drainage, Mains Water

## BROADBAND/MOBILE NETWORKS:

BROADBAND: We understand Openreach provide: Standard, Superfast and Ultrafast services. You nay be able to obtain fixed wireless access from EE.

MOBILE NETWORKS: We understand EE, Three, 02 & Vodafone provide Limited indoor voice and data. They are also likely to provide outdoor voice and data. 5G is predicted to be available this area from the following providers EE, Three, O2, Vodafone. We understand that this predicted 5G coverage is for outdoors only.

This information has been provided by Ofcom on 19th August 2024.

## IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

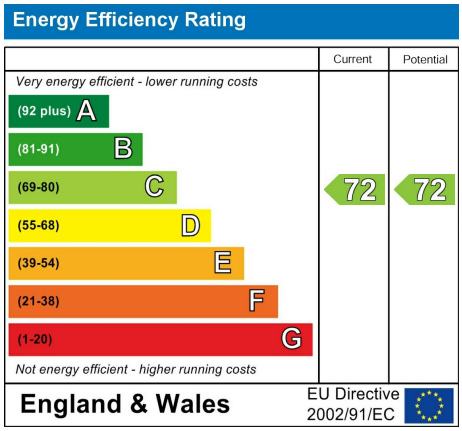
As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.

**First Floor**

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