



Flat 3, 9-11, Harmer
Street,

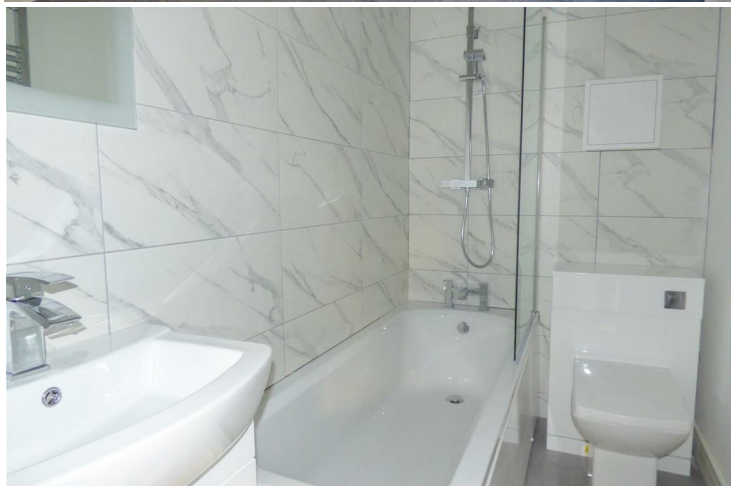
Asking Price £170,000



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



Flat 3, 9-11 Harmer Street, Gravesend, Kent, DA12 2AP



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 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.

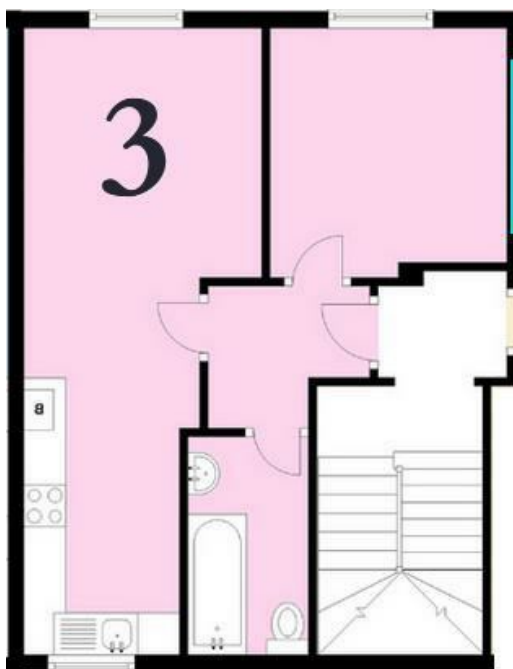


Journey time to London St Pancras International around 25 minutes



The Estate Agent LOVED by you - our Clients

- You will not pay us a penny until we sell your property - FREE Virtual Viewing Video, FREE Floorplans, FREE Photographs & FREE Brochures
- We will not pressurise you into signing a contract when we value - we do not bring one!
- Dedicated Sales Progressor and no referral fees to solicitors, financial services etc
- 100% accompanied viewings and fast feedback to you
- Multi-award winning agency established since 1851
- A residential and commercial agent fully regulated with The National Association of Estate Agents (NAEA)



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

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.