



45, New Road,  
Gravesend, DA11 0AB

Asking Price £237,500



- BRAND NEW 2 Bed Apartment
- Generous 86m<sup>2</sup>
- TOWN CENTRE LOCATION
- Ensuite to Master Bedroom
- Open plan Living



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Two double bedroomed apartment on the first floor with lift access. Modern airflow system and dark wooden flooring throughout.

#### COMMUNAL ENTRANCE

The main entrance to the apartment can be found on New Road with a secure intercom system. There is also a private rear entrance with a step to the lift. Opening to a spacious communal hall with motion censored lighting and stairs and lift access to all floors. The front door leads into a hallway with doors to:





### OPEN PLAN LIVING

Spacious room with dual aspect windows over looking New Road and a picture window overlooking Bath Street. In the kitchen area there are modern white gloss wall and base units with granite effect worktops along one wall with an integrated larder style fridge freezer, washing machine and oven. The hob is set in a large island with spacious white and wood effect drawers. Wall hung boiler hidden behind matching units leaving enough room to house your furniture. The living space has plenty of room for furniture and a dining table.

### BATHROOM

White 3 piece bath suite. Toilet with hidden cistern. Oval sink with large vanity unit above. 'P' shaped bath with tiled panel matching the wall, square drench showerhead over with an additional pull out bath hand shower and glass shower screen. Cream gloss tiled walls and flooring. Heated towel rail.

### MASTER BEDROOM

Double bedroom with two windows flooding the room with natural light. Door to..

### ENSUITE

Large walk in shower with hand held showerhead. WC and wash basin with vanity. Cream gloss tiled walls and flooring.

### BEDROOM TWO

A good sized bedroom with plenty of space for bedroom furniture. Built-in wardrobe.

### LEASE

New 125 year lease  
10 year builders guarantee

### SERVICE

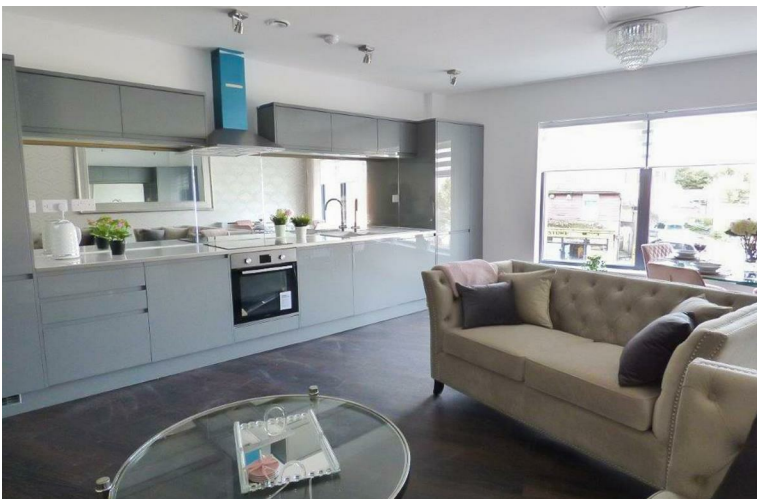
Service charge 'tbc'  
Ground rent £125.00 per annum

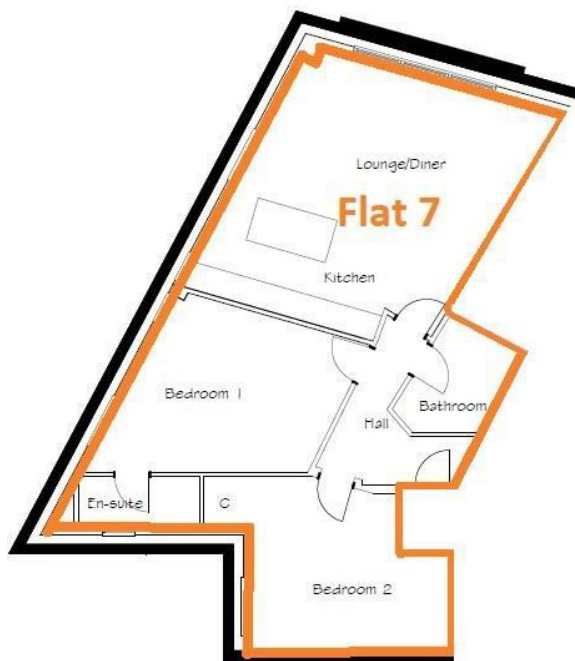
### COUNCIL TAX

Local council: Gravesham Borough Council  
Band: tbc 2019/2020 charges: tbc

### ARE YOU LOOKING TO SELL?

For the duration of the measures put in place by the government we are offering video market appraisals for those still wanting to sell their homes. For more information please contact us.





| 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>                            |                            |           |
| (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 |           |

184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

[www.sealeys.co.uk](http://www.sealeys.co.uk)  
Email: [sales@sealeys.co.uk](mailto: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.