



28, London Road,  
Gravesend, DA11 9JR

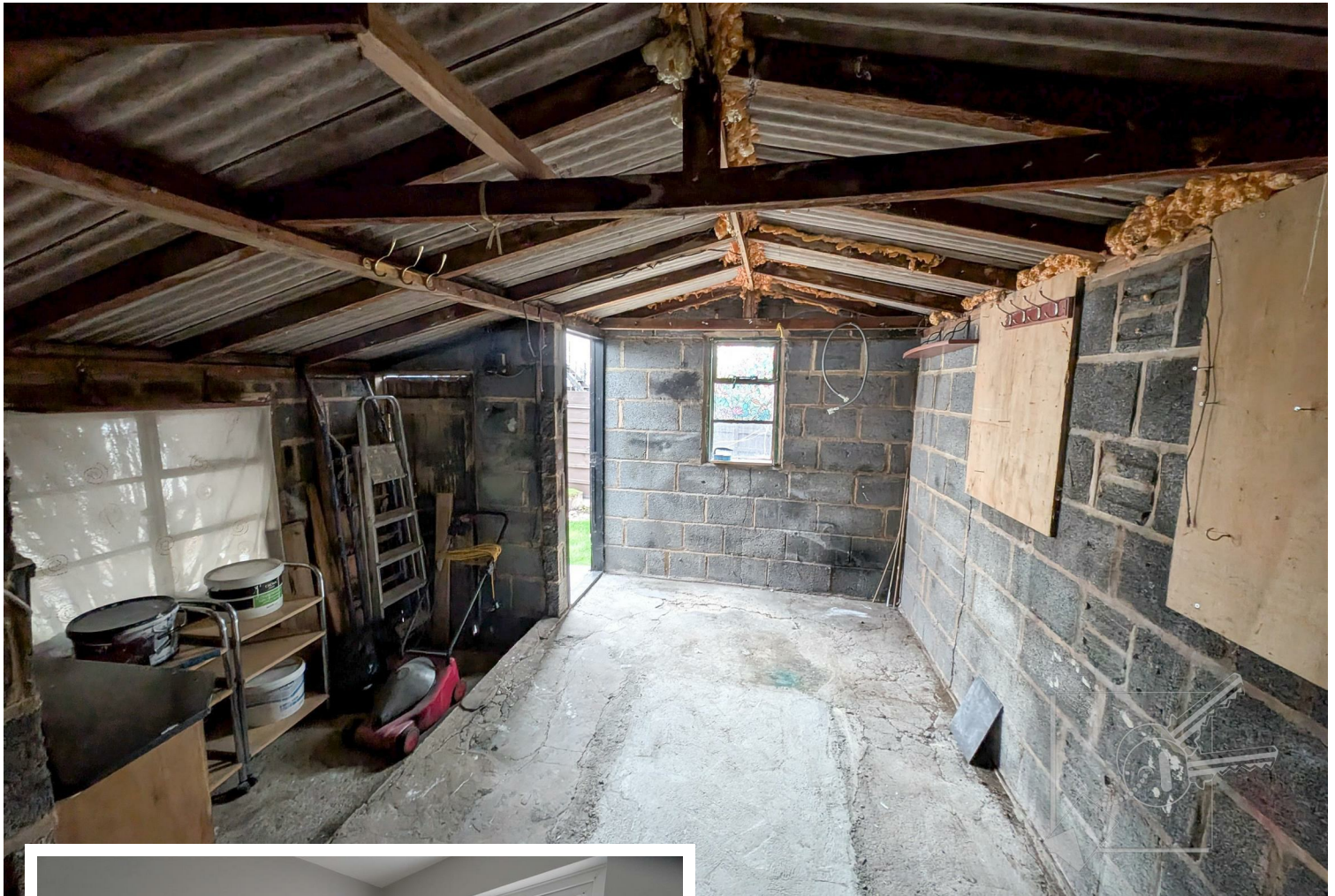
Price Guide £150,000



- Two Bedroom Ground Floor Maisonette
- Bathroom, Low Maintenance Garden
- 1 Reception Room, Kitchen
- Garage



## 28 London Road, Gravesend, kent, DA11 9JR



### DECRPTION:

£150,000 -£160,000 This two bedroom ground floor maisonette would make an excellent first step onto the property ladder for either a first time buyer or a buy ti let. Comprising a porch, living room, kitchen, two bedrooms and bathroom. The property benefits from gas central heating and the windows are double glazed. Outside the property occupies its own rear garden and a garage which is ideal for motorbike/bicycle storage. Offered for sale with with immediate vacant possession, meaning no onward chain complications, viewing is recommended .

### LOCATION:

London Road in Northfleet is the main route linking Gravesend to Ebbsfleets. Gravesend town centre and train station is located 0.8 miles away. A high speed rail connection from Gravesend to St Pancras, London takes around 22 minutes, or you can travel on the domestic line to London or the Kent Coast. Ebbsfleet Station is also within easy access where you can take the high speed train and arrive in London within just 17 minutes, making it an ideal location for commuters. There is also a bus service to Gravesend, Bluewater and Dartford. The A2 with links to the M25,M20 and M2 is also easily accessible. There are Local shops within walking distance, where you can pick up your every day essentials, whilst both Asda's and Aldi Superstore are nearby.



#### **ENTRANCE:**

The property is entered from the side on Rural vale through a porch.

#### **PORCH:**

uPVC side entrance door, electric wall heater, inner door to :

#### **HALL:**

Radiator, doors leading to each room.

#### **LIVING ROOM:**

Double glazed door to garden, radiator.

#### **KITCHEN:**

Double glazed window to rear, Fitted with wall and base cupboards, work surfaces, stainless steel sink and drainer, slot in free standing cooker. Plumbed for washing machine.

#### **BEDROOM 1:**

A double room with double glazed bay window to front, radiator,

#### **BEDROOM 2:**

Double glazed window to front, radiator.

#### **BATHROOM:**

White suite with panelled bath, low level w.c. and wash hand basin. Double glazed window to rear, vinyl floor, chrome heated towel rail.

#### **GARDEN:**

There is an enclosed private rear garden with shrubs and bushes.

#### **GARAGE:**

A small garage within the boundary, ideal for motorbike and bicycle storage.

#### **TENURE:**

LEASEHOLD: Leasehold

Term- 130 years from 25th March 1980

84 years Remaining

#### **SERVICE CHARGE**

£638.00 Per annum

#### **GROUND RENT**

£50.00 Per annum

Please note, we have not seen a copy of the lease. Your solicitor/conveyancer will provide full details, prior to exchange of contracts.

#### **PARKING:**

Permit Parking Only: Monday -Saturday midnight -8am or two hours. No return within two hours.  
6.30pm - midnight permit holders only.

There is a residents permit parking scheme in operation. We understand permits are obtained from Gravesham Borough Council.

#### **UTILITIES:**

Mains Gas

Mains Electric

Mains Water

Mains Drainage



**LOCAL AUTHORITY:**

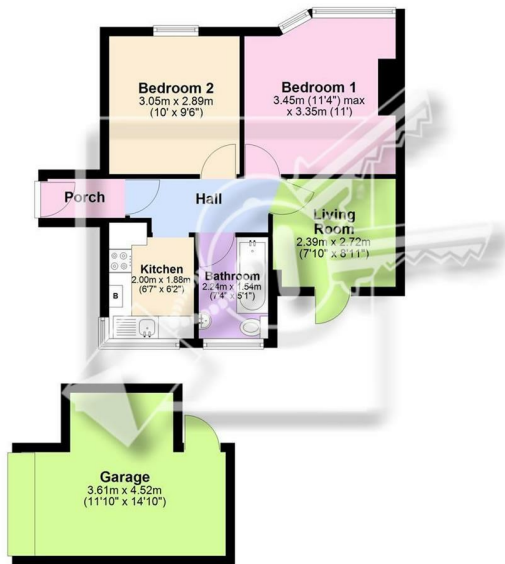
Gravesend Borough Council  
 COUNCIL TAX BAND A - ££1592.42 FOR 2026-2027

**LOCAL LAND SEARCH**

10/00226/SMOKE ORDER IN PLACE There are 2 local land charges for your search area.

Your free search reference is: 4017802

Ground Floor



Floor plan is for illustrative purposes only.  
 Plan produced using PlanUp.

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>68</b>	<b>77</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 2002/91/EC	

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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.