



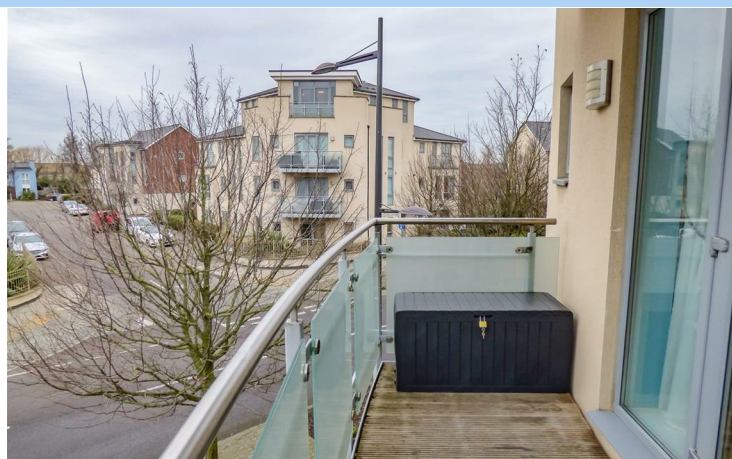
37, Springhead Parkway,
Gravesend, DA11 8AD

Asking Price £255,000



- MODERN 2 BEDROOM APARTMENT
- BALCONY

- EN-SUITE TO MASTER BEDROOM
- ALLOCATED PARKING SPACE



37 Springhead Parkway, Gravesend, Kent, DA11 8AD



PROPERTY DESCRIPTION

MODERN WELL PRESENTED, first floor APARTMENT WITH BALCONY, 2 Bedrooms EN-SUITE, Open Plan Lounge/Dining Room/Kitchen with built-in appliances and Family Bathroom. ALLOCATED PARKING SPACE. GREAT INVESTMENT OPPORTUNITY OR HOME PURCHASE. WELL MAINTAINED DEVELOPMENT BUILT IN 2009 WITHIN 1.2 MILE OF EBBSFLEET INTERNATIONAL. EPC: B

LOCATION DESCRIPTION

Springhead Park is a new homes development from Countryside Properties. Springhead Parkway forms the main spine of the development running from Springhead Road and is linked directly opposite Ebbsfleet International Station with its high-speed rail link to London St Pancras (journey time around 23 minutes). The A2/M2 lies within half a mile to the south linking with the M25 and the Dartford River Crossing. The block in which the apartment is conveniently situated is the first on the development and parking is in a private car park to the rear of the block.



FRONTAGE

The block is approached via a few steps to the main front door - there is a video intercom linking the outside with the resident in the flat, giving great peace of mind for the occupant.

COMMUNAL ENTRANCE HALL

There are stairs upstairs to the entrance of the flat - all areas are well maintained. If you walk through to the rear on the ground floor, you will go through into the private carpark and the allocated space is no 18.

HALLWAY

From the front door there is a long hallway leading to all rooms with the security intercom wall-mounted. Laminate floor.

BATHROOM

2.67m x 1.78m (8'9" x 5'10")

A family bathroom comprising white suite, that has been upgraded during the ownership, with new high gloss white units, sink and accessories.

BEDROOM 2

3.61m x 2.69m (11'10" x 8'10")

A double bedroom directly opposite the family bathroom, double glazed window

BEDROOM 1

4.22m x 2.69m (13'10" x 8'10")

The master suite - with double bedroom and en-suite shower room. Again the current owner has had several upgrades made to the en-suite - furniture and accessories.

ENSUITE

2.24m x 1.22m (7'4" x 4')

A walk in shower unit with glazed door, white wash basin set in a high gloss vanity and low level wc.

OPEN PLAN LIVING SPACE

6.71mmax x 3.99m max (22'max x 13'1" max)

The living space comprises an open space with large glazed doors onto the balcony, ensuring there is loads of light in the main living area. Further double glazed window. Laminate flooring throughout, radiator. The Kitchen is fully fitted with with wall and base units, stainless steel sink and drainer, built in electric Cooke & Lewis oven & hob, integrated Electrolux fridge/freezer, integrated Hotpoint washing machine and integrated Hotpoint tumble dryer (all appliances replaced in 2021). Newly installed (at the end of 2021) Concealed Worcester condensing boiler for hot water and central heating.



BALCONY:

3.99m x 1.35m (13'1" x 4'5")

A wonderful and most sought after addition to this apartment with enough space for patio table and chairs.

LEASE DETAILS AND SERVICES

Electricity, Mains Gas and Drainage.

Gravesend Borough Council

Council Tax Band: D 2021/2022 charges: £1,930.76

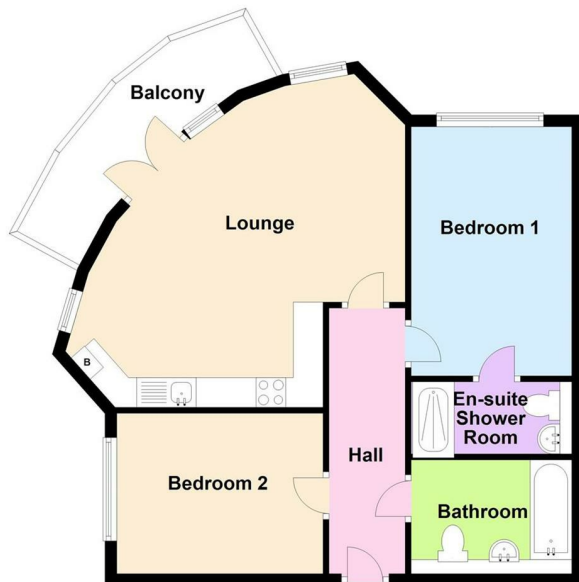
Ground Rent: £300 pa

Service Charges: £1100 every 6 months (including buildings insurance)

Lease length: 250 years from 01/01/2008



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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