



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



Backed by  
HM Government



**Flat 3, 3-5 Harmer Street**

Gravesend, DA12 2AP

Asking Price £205,000



- HELP TO BUY AVAILABLE
- A Two Bedroom New Build First Floor Apartment
- 10 Year Builders Guarantee
- New Built-In High Gloss Kitchen with Appliances
- Historic Town Central Location

A new Two bedroom first floor apartment consisting of...

#### HALLWAY

Phone intercom system and doors leading to...

#### OPEN PLAN LIVING

**7.42m x 2.88m narrowing to 1.76m (24'4" x 9'5" narrowing to 5'9")**

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 ONE

**3.21m x 2.51m (10'6" x 8'2")**

A double bedroom with ample space for bedroom furniture. Sash window out to rear with secondary glazing, radiator.

#### BEDROOM TWO

**2.80m x 2.74m (9'2" x 8'11")**

Another double bedroom with a sash window out to front with secondary glazing, radiator.

#### BATHROOM

**2.37m x 1.25m (7'9" x 4'1")**

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.

Service Charge: £1,107.69 per annum (including buildings insurance)

Peppercorn Ground Rent £0 chargeable annually

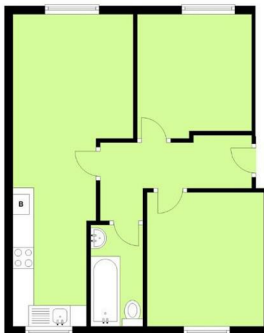
#### SERVICES

Electricity, Mains Water, Sky Internet into building and Drainage.

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>		60	60
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Floor Plan

### First Floor



## Viewing

Please call our Sales Department on (01474) 369368 (Option 1) or Email: [sales@sealeys.co.uk](mailto:sales@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

Sealeys Walker Jarvis  
184 Parrock Street  
Gravesend  
Kent  
DA12 1EN  
[www.sealeys.co.uk](http://www.sealeys.co.uk)

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.