

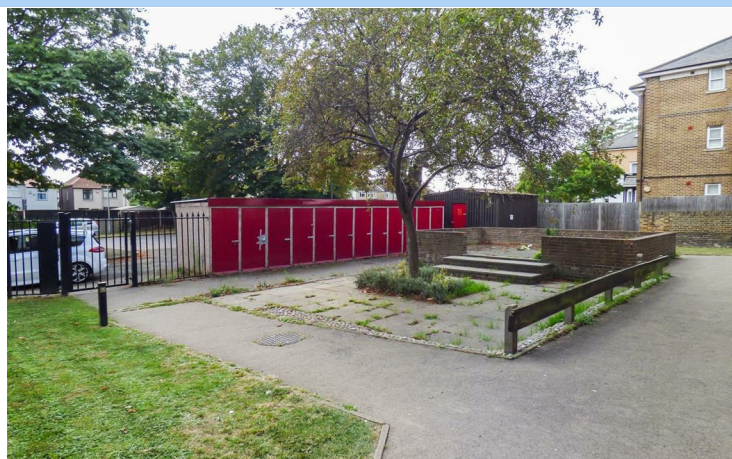


Flat 2, Laburnum
Grove,

£160,000



- Large 2 Double Bedroom Ground Floor Flat
- Off Road Parking
- Secure Entry
- No Chain



Laburnum Grove, Gravesend, , DA11 9QP



PROPERTY DESCRIPTION

This residential apartment block is adjacent to The Overcliffe between Northfleet and Gravesend with the town just 1 mile away. There is parking on site for residents and communally maintained gardens and security entrances. The apartment shares an entrance with flat 1 which gives entry directly to the front door of the flat on the ground floor, which in turn enters into the hallway of this large 2 bedroom flat. The property is extremely generous with large room sizes and lots of sizable storage areas within. It also benefits from a garden store and communal bin stores. All the windows are double glazed.

LOCATION DESCRIPTION

Located 1 mile away from Gravesend town centre with its train station with high speed services to London St Pancras (journey time approximately 25minutes). There is a bus stop directly outside the property located on London Road with services to Bluewater and Dartford. Close to local pubs, shops and a small parade of amenities and lies within the catchment area of good primary schools.



SHARED ENTRANCE

A secure shared entrance with doors leading to Flat 1 and Flat 2. Flat 2 opens to..

HALLWAY

Two large storage cupboards, one near the door for coats and shoes with the other towards the end of the hallway next to the lounge. Doors to all rooms.

LOUNGE/DINER

24'6" x 10'8" narrowing to 8'9"

This room goes the whole width of the apartment and is easily able to accommodate both lounge and dining furniture. There are triple aspect views, with window to rear, side and patio doors opening to the grass area outside the flat, to the front. This is a very light room due to the amount and size of the windows.

KITCHEN

10'10" narrowing to 8'5" x 8'4"

A large kitchen with fitted wall and floor wood effect units on two walls, with roll top work surface over. There is a fitted oven and gas hob with extractor over. Single drainer stainless steel sink with window over looking to the front of the property. Space for washing machine. Wall mounted Potterton boiler. Large larder store in the corner of the room providing lots of additional storage. This kitchen would easily accommodate a table and chairs for dining too.



BEDROOM ONE

11'9" narrowing to 9'5" x 11'6"

A large double bedroom with window to front.

BEDROOM TWO

11'7" narrowing to 9'3" x 10'5"

A double 'L' shaped bedroom due to the large storage cupboard. Large window to frontage.



BATHROOM

8'4" x 8'2"

Another large room with two large cupboards for linen and other storage, built in white bathroom suite comprising a bath, vanity enclosing the low level WC and sink. Window out to rear.

LEASE DETAILS

125 year lease from March 1991 (95 years remaining)
Ground Rent: £10.00 per annum
Service Charge: £126.80 per annum


SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council
Band: B 2020/2021 Charges: £1,432.50





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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 	



Ground Floor



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