



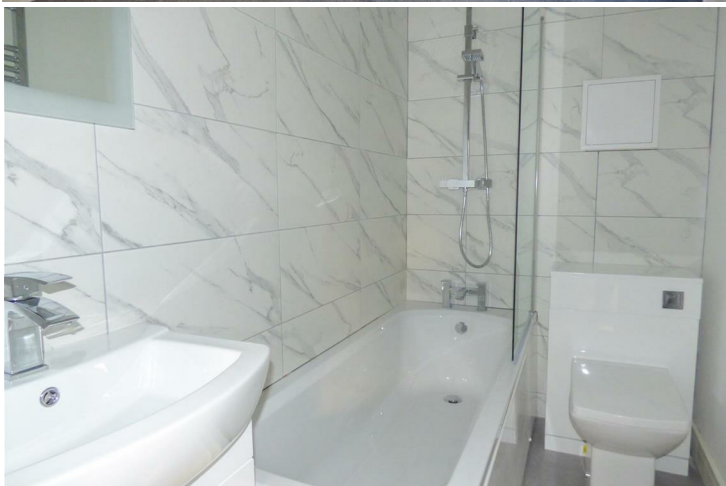
9-11, Harmer Street,  
Gravesend, DA12 2AP

Asking Price £170,000



- One Bedroom New Build First Floor Apartment
- 10 Year Builders Guarantee
- Historic Town Central Location
- New Built-In High Gloss Kitchen with Appliances





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

#### **HALLWAY**

Phone intercom system and doors leading to...

#### **OPEN PLAN LIVING**

7.39m x 2.84m narrowing to 1.86m (24'2" x 9'3" narrowing to 6'1" )

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**

3.0m x 2.83m (9'10" x 9'3" )

A double bedroom with ample space for bedroom furniture. Large sash window out to front with secondary glazing, Radiator.



## BATHROOM

2.28m x 1.36m (7'5" x 4'5" )

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)

Ground Rent: £125 per annum (fixed for 30 years)

## SERVICES

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

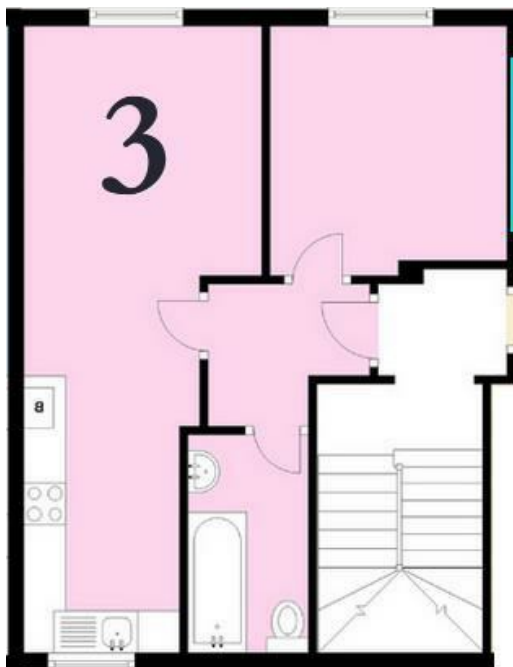


Journey time to London St Pancras International around 25 minutes



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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