



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**Flat 9, 45 New Road**  
Gravesend, Kent, DA11 0AB  
**Asking Price £255,000**



Two double bedrooed penthouse apartment on the third floor with stunning views over the river Thames and lift access. New 125 year lease, 10 year builders guarantee are just two of the benefits of owning this new build apartment. A modern airflow system and dark wooden flooring throughout.

**COMMUNAL ENTRANCE**

The main entrance to the apartment can be found on New Road with a secure intercom system. There is also a private rear entrance with a step to the lift, leading to the car park. Opening to a spacious communal hall with motion censored lighting and stairs and lift access to all floors. The front door leads into a hallway with doors to:

**OPEN PLAN LIVING**

Large circular room with triple aspect views over Bath Street. In the kitchen area there are modern white gloss wall and base units with granite effect worktops curving around a section of the room. Integrated larder style fridge freezer, washing machine, oven, hob and extractor but still with plenty of cupboard space. Wall hung boiler hidden behind matching units leaving enough room to house your furniture. The space provided allows you to position your furniture to face the river.

**BATHROOM**

White 3 piece bath suite. Toilet with hidden cistern. Oblong sink with wall mounted waterfall tap. 'P' shaped bath featuring a waterfall tap with square drench shower head over plus an additional pull out bath hand shower and glass shower screen. Alcoves above toilet and bath for additional storage. Cream gloss tiled walls and flooring. Heated towel rail.

**MASTER BEDROOM**

Double bedroom with alcoves either side of window. Window to Bath Street.

**BEDROOM TWO**

Another bedroom with alcoves next to window. Window overlooking Bath Street.

**LEASE**

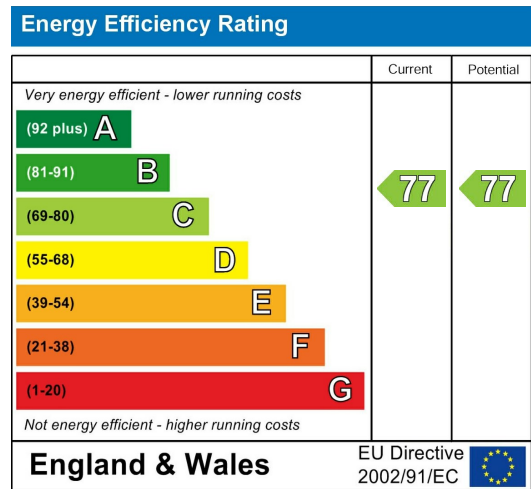
New 125 year lease  
10 year builders guarantee

**SERVICES**

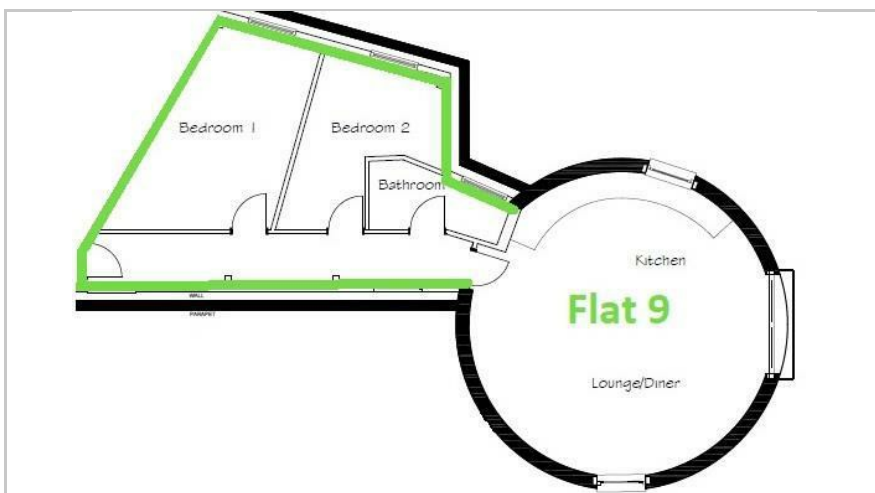
Service charges £1283.35 per annum including buildings insurance.  
Ground rent £125.00 per annum

**COUNCIL TAX**

Local council: Gravesham Borough Council  
Band: C 2019/2020 charges: 1,716.23



**Floor Plan**



**Viewing**

Please call our Sales Department on (01474) 369368 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)

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