



2, Covesfield,  
Gravesend, DA11 0EG

Price Guide £190,000



- Two Bedroom Ground Floor Apartment
- No Onward Chain
- Move In Ready, Allocated Parking Space
- Recently Refurbished, Viewing Recommended



## 2 Covesfield, Gravesend, , DA11 0EG



### LOCATION:

Located within 0.8 miles distance of Gravesend town centre, which offers a wide selection of shopping and social amenities, together with a high-speed rail link into London St Pancras within 23 minutes, making it ideal for commuters. Local schools are all within the locality and this estate remains a popular location for families and professionals. Asda along with B&Q, Lidl and other superstores on the retail estate, are within walking distance, whilst Bluewater shopping complex with its café bars, restaurants, cinema and other entertainments are just a short car or bus journey away. Ebbsfleet International Railway Station is within close proximity where you can also travel to London on the high speed train and arrive within approximately 17 minutes.

### DESCRIPTION:

£190000-£200,000 Move in ready, this two bedroom ground floor apartment has recently been refurbished throughout. Comprising a lounge, separate fitted kitchen with new built in oven and hob, modern white bathroom suite, one double bedroom and a second bedroom. The apartment benefits from new carpets and floor coverings throughout, electric heating, double glazed windows and an allocated parking space. The property will appeal to first time buyers starting out on their home owner journey, investors on a buy to let basis, or those looking to downsize and/or planning their retirement.



#### **COMMUNAL ENTRANCE:**

External entry phone system. Communal security door into communal hall shared by just two apartments. Private entrance door to:

#### **HALL:**

Fitted door mat, carpet, Entryphone handset, wall mounted electrical consumer unit, built in cupboard with hot water cylinder, further built in cupboard with limited storage space.

#### **LOUNGE:**

A bright and spacious living area with double glazed window to front, carpet, electric wall mounted heater. Multi media point and BT point.

#### **KITCHEN:**

Refurbished kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer, Lamona inset solid hotplate electric hob, integrated extractor hood, Zanussi built in oven, Bosch washing machine and fridge/freezer to remain. Local tiling to walls, inset ceiling spot lights.

#### **BATHROOM:**

A modern white suite comprising panelled bath with shower mixer taps including rise and fall attachment and separate waterfall shower head and glass shower cubicle. Low level w.c., pedestal wash basin. Vinyl floor, Aqua boarding to bath and wash basin area. Electric wall mounted heater with towel rail, shaver point.

#### **BEDROOM 1:**

A double room with double glazed window to rear, carpet, electric wall heater, built-in double wardrobe.

#### **BEDROOM 2:**

Double glazed window to front, carpet, electric wall heater.

#### **PARKING:**

We understand there is one allocated parking space.

#### **TENURE:**

Leasehold. We understand the initial length of the lease was 125years with approximately 103 years remaining.

Start Date: 19/06/2003

End Date: 31/12/2128

Lease Term: From 20 June 2003 to 31December 2128

Term Remaining: 103 years

We understand from the management company the service charges are:

Estate service charge is currently £389.05 per annum.

Block service charge is currently £1,295.56 per annum.

Ground rent - nil

We are advised these payments can be paid in two installments, twice yearly.

We understand Lambert Smith Hampton (0345 0345 589) are the managing agents.





**SERVICES:**

Mains electric, mains water, mains drainage.

**LOCAL AUTHORITY:**

Gravesend Borough Council:

Council Tax Band: C - £2,039.25 for 2025-2026

**LAND SEARCHES**

Search reference is: 3344852 - Smoke Control Order In Place.



**Ground Floor**



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>	<b>71</b>	<b>80</b>
(55-68) <b>D</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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