



Russell Quay, West Street,  
Gravesend, DA11 0BP

Guide £190,000-  
£200,000

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- Two Bedroom Riverside Apartment
- Balcony, Private Residents Parking

- Splendid Views Over the River Thames
- First Floor Level, No Onward Chain



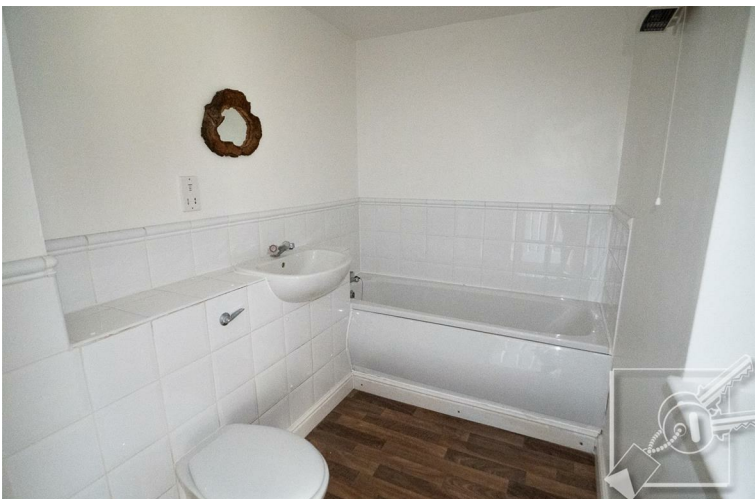


## Russell Quay West Street, Gravesend, DA11 0BP



### LOCATION:

Situated right on the banks of the River Thames on West Street, Russell Quay is ideal for those who want to walk into the town centre with its mainline railway station which offers a high speed service to St Pancras, London in just 22 minutes or the domestic service to London including, London Bridge and Charing cross - a perfect location for commuters. The town centre offers a wide selection of shopping and social amenities including a choice of bars and restaurants. Ebbsfleet International railway station is easily accessed and you can be in London within just seventeen minutes, whilst the A2 provides links to the M25, M2 and M20. If you fancy a walk in the park, then you have the choice of The Queen Elizabeth Gardens, General Gordon Gardens, Gravesend Promenade or Windmill Hill Conservation, all close by.



#### DESCRIPTION:

If you enjoy river life, then don't miss out on the opportunity to purchase this very well maintained first floor apartment, situated in the sought after development of Russell Quay on the banks of the River Thames. Offering immediate vacant possession, this two bedroom apartment comprises entrance hall, lounge/diner with tremendous views over the river and access onto a balcony, fitted kitchen including oven and hob, a spacious bathroom and en-suite shower room to the master bedroom. Other benefits include double glazing throughout, electric oil filled wall heaters to the principle rooms, security entry phone system and resident only parking within the development.

#### COMMUNAL ENTRANCE:

External security entry phone system. Individual mail boxes for each flat. Carpeted stairs leading to all floors, separate lobby to entrance of flats 1 and 2.

#### HALLWAY:

Entrance door to front, carpeted floor, security entry phone handset.

#### LOUNGE:

Double glazed French doors leading out on to the balcony enjoying superb views over the River Thames and beyond. Two electric oil filled wall heaters. Carpet. Access to kitchen.

#### KITCHEN:

Fitted with a range of modern white wall and base units with black square top work surfaces, electric oven and ceramic hob with extractor hood above, stainless steel one and a half bowl sink and drainer, integral washing machine. Vinyl floor covering. Kick board electric heater. Double glazed window overlooking the river. Space for fridge/freezer. Black-out roller blind.

#### BEDROOM 1:

Double glazed window, electric oil filled wall heater, Carpet, door to en-suite. Roller blind and blackout blind.

#### EN-SUITE SHOWER ROOM:

A white suite consisting of shower cubicle for electric shower with glass sliding door, vanity washbasin and low level w.c. electric shaver point and electric fan heater. Part tiled walls, extractor fan. Wood effect vinyl flooring.

#### BEDROOM 2:

Double glazed window with roller blind, electric oil filled wall heater, Carpet.

#### BATHROOM:

A white suite consisting of w.c. with concealed cistern, wall mounted washbasin and panelled bath with mixer taps. Wood effect vinyl flooring. Part tiled walls, extractor fan and electric fan heater. Access to cupboard housing hot water cylinder with immersion heater and cold water tank.

#### PARKING:

Parking for residents only behind electronically controlled security gates.

#### TENURE:

Leasehold

Lease length 99 years from 24th June 2001 (75 years)

Ground Rent - 2024/2025 £110 per annum

Service Charges - 2024/2025 £1600 per annum





#### LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band C - £2039.25 2025-2026

#### SERVICES:

Mains Electric, Mains Water, Mains Drainage

#### BROADBAND & MOBILE AVAILABILITY:

**BROADBAND:** We understand Openreach provide Standard and Superfast service in the area. You may be able to obtain Fixed Wireless Access from EE.

**MOBILE:** We understand EE, Three, O2 & Vodafone provide limited indoor and outdoor availability. We understand that EE, O2, Vodafone & Three are predicted to provide 5G for outdoor use only.

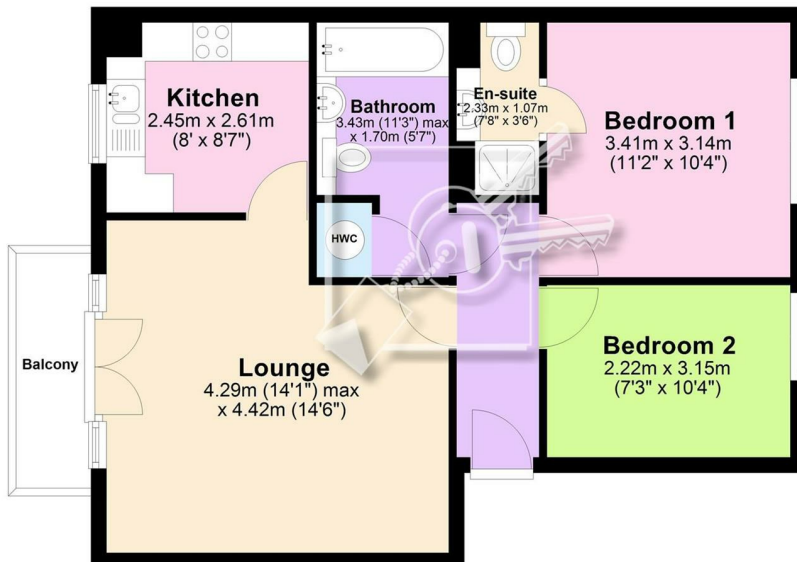


This information has been provided by Ofcom on 11/04/2025

#### LOCAL LAND SEARCH

Local Land charges search ref: 3125698. 8 Local land charges, planning passed - 28/07/2000. Light Obstruction Notice - 11/10/2019 - Water drainage/environmental - agreed 07/04/1965

#### Ground Floor



#### 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>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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