

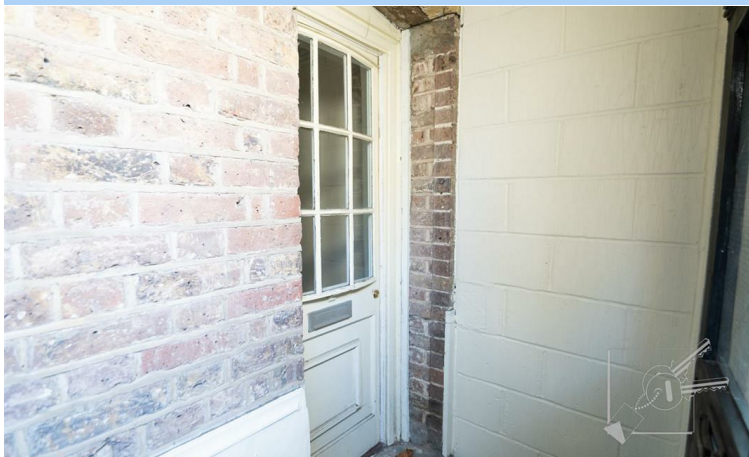


65d, Windmill Street,  
Gravesend, DA12 1BJ

Offers In Excess Of  
£150,000



- One Bedroom Lower Ground Floor Maisonette
- Convenient Parking to Rear
- Original External Features
- Walking Distance to Town Centre & Station
- No Onward Chain
- Private Courtyard Garden



## 65d Windmill Street, Gravesend, , DA12 1BJ



### LOCATION:

Situated within a few minutes walk of Gravesend Town Centre and mainline railway station and surrounded by a multitude of shops, bars and restaurants, this property is truly in the heart of it all. With Gravesend train station within walking distance of the maisonette, providing a high speed service to London St Pancras in 22 minutes, or Charing Cross in under an hour, this property is perfect for commuters. The A2, which gives access to the M2, M20 and M25 motorways, is easily accessible, and there is a regular bus service to Medway or Dartford. Ideally situated for access to Bluewater, the Kent countryside or the Kent Coast.



#### **DESCRIPTION:**

Situated on the lower ground floor, this characterful one bedroom maisonette would make a perfect step onto the property ladder for a first time buyer, or an ideal investment. Offering immediate vacant possession, the property is move in ready and comprises lounge, kitchen, bedroom and shower room. Additional benefits include original external features, your own private entrance, a courtyard garden and off street parking to the rear of the property. Viewing is highly recommended.

#### **FRONTAGE:**

Wide stairs leading down to lower level from street. Private entrance door located under cover.

#### **HALL:**

A welcoming space comprising front door, vinyl wood effect flooring, access to the lounge and kitchen. Radiator.

#### **LOUNGE:**

A comfortable room perfect for entertaining with original features including Georgian-style bow window to front and an internal glazed window, allowing light to flow through the space and reflecting the building's historic origins. Carpeted floors and radiator.

#### **KITCHEN:**

Wood effect vinyl flooring. Radiator. Localised tiling to walls. White wall and base cupboards along one wall with complimentary worktop. Gas cooker and hob with extractor fan. White sink and drainer. Entrances to bedroom and lobby/utility.

#### **BEDROOM:**

A comfortable and quiet double room with double glazed window to rear looking out on to the private courtyard garden. Carpeted floors and radiator.

#### **LOBBY / UTILITY:**

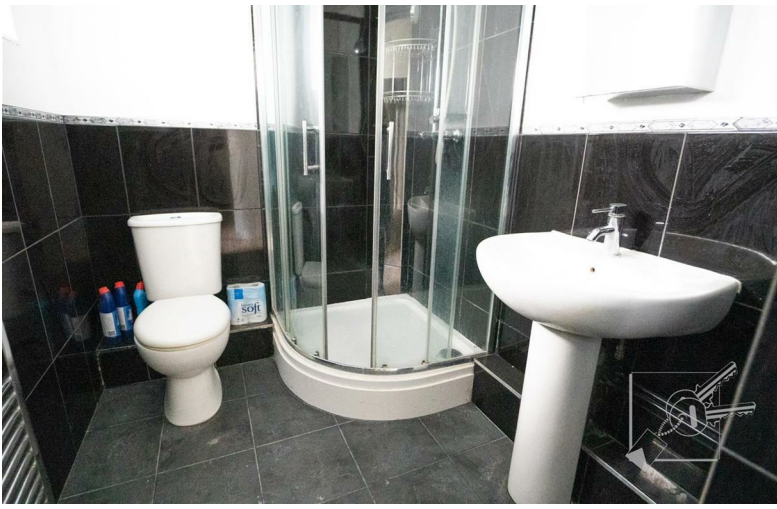
Wood effect vinyl flooring, plumbing for washing machine and space for Fridge freezer. Upvc door leading to courtyard.

#### **SHOWER ROOM:**

Double glazed window to side. Heated towel rail. Part tiled walls and tiled floors. Pedestal basin. Shower cubicle with glass doors. Low level w.c. Worcester Boiler.

#### **COURTYARD GARDEN:**

There is a private courtyard garden to the rear for that all important outside space.



**PARKING:**

There is parking for residents to the rear of the property.

**TENURE:**

Leasehold

Lease Term: 151 years from 25th December 2024 (150 years remaining)

Service charges for 2024/2025: £318.87

Ground Rent: Peppercorn

**SERVICES:**

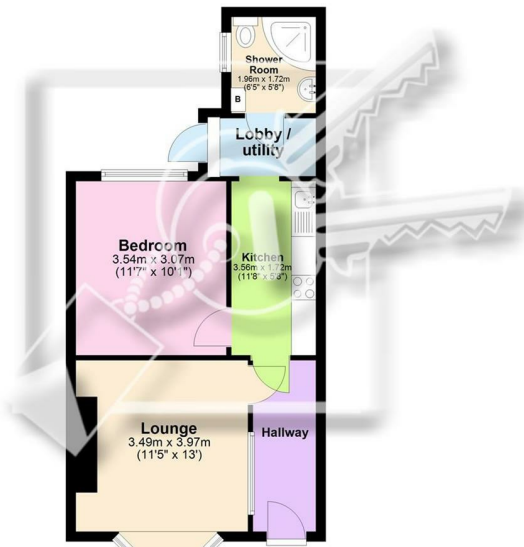
Mains Gas, Mains Electricity, Mains Drainage, Mains Water.

**LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band A - £1,529.44

Lower Ground Floor



Floor plan is for illustrative purposes only. Plan produced using PlanUp.

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>		
(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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