



Sealeys
Walker ■ Jarvis

(01474) 369368



Flat 9, 45 New Road

Gravesend, Kent, DA11 0AB

Asking Price £255,000



Two double bedrooled penthouse apartment on the third floor with stunning views over the river Thames and lift access. New 125 year lease, 10 year builders guarantee and under croft off road parking to the rear are just a few 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

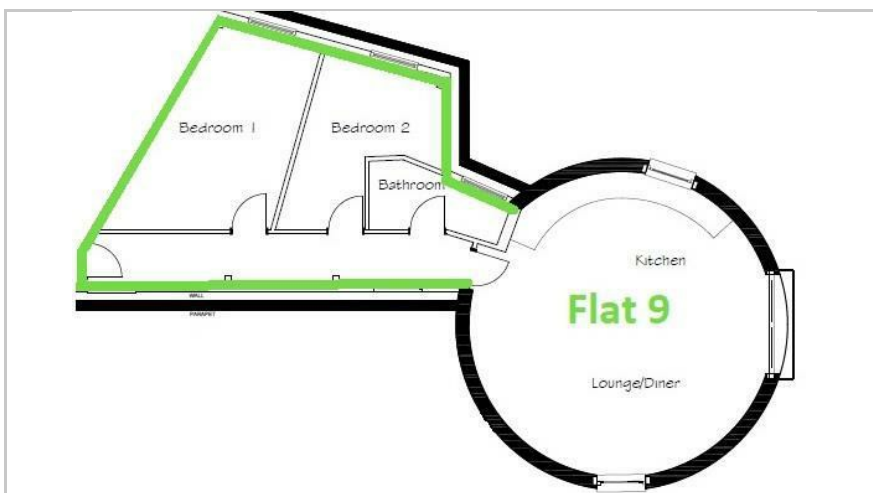
COUNCIL TAX

Local council: Gravesham Borough Council

Band: C 2019/2020 charges: 1,716.23

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Floor Plan



Viewing

Please call our Sales Department on (01474) 369368 or Email: sales@sealeys.co.uk if you would like to arrange a viewing for this property or require further information.

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