



16, The Hive,
Gravesend, DA11 9DE

£175,000

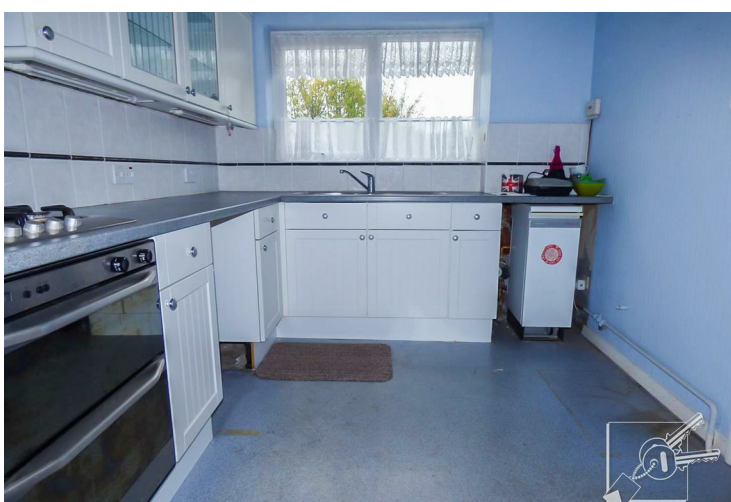


- Two Double bedroom Flat
- Lounge Diner
- Double Glazed Windows

- Fitted Kitchen
- Gas Central Heating
- Large Balcony



16 The Hive, Gravesend, Kent, DA11 9DE



LOCATION:

Situated above the library in the shopping precinct with local shops and facilities literally on the door step, where you can pick everyday essentials. It is on the main bus route where you can travel to Gravesend town centre, the renowned Bluewater and Dartford. Ideal for commuters, Northfleet Railway Station, is within walking distance, whilst Gravesend mainline railway station is within easy access where you can catch the domestic train to Charring Cross, London or take the high speed train to St Pancras London or you can travel from Ebbsfleet International railway station on the high speed train and be in London within seventeen minutes. The A2, M2, M20, M25 motorway links are all easily accessible. It is in the catchment area for primary and secondary schools.



DESCRIPTION:

This two double bedroom maisonette offers generous size accommodation including a lounge/diner with access onto a large balcony providing that all important outside space, fitted kitchen/breakfast room with built in oven & hob, bathroom and a separate w.c. Heated by Gas Central Heating, the windows are double glazed. With a little thought and not much work this property could make a lovely home and will appeal to a wide audience including first time buyers and buy to let investors. Offering immediate vacant possession, there are no onward chain complications.

HALL:

Double glazed front door leading into an L shaped hall, airing cupboard, storage cupboard, radiator.

LOUNGE/DINER:

5.17m x 3.53m (16'11" x 11'6")

Double Glazed window and patio doors leading out on to the balcony. Carpet, radiator.

KITCHEN/BREAKFAST ROOM

3.73m x 2.55m (12'2" x 8'4")

Double glazed window. Fitted with white shaker style wall and base units, ample work surface space, one and a half bowl stainless steel sink & drainer, Bosch Gas hob with extractor hood over and built in double oven. Vinyl flooring, floor standing boiler for hot water and central heating, local tiling to walls.

BEDROOM 1:

3.53m x 4.07m (11'6" x 13'4")

Double glazed window to front, radiator, carpet.

BEDROOM 2:

3.76m x 3.00m (12'4" x 9'10")

Double Glazed Window to rear, laminate floor, radiator.

BATHROOM:

1.85m x 1.54m (6'0" x 5'0")

Double glazed window, vanity wash basin, panelled bath with shower over, part tiled walls, heated towel rail.

SEPARATE W.C.:

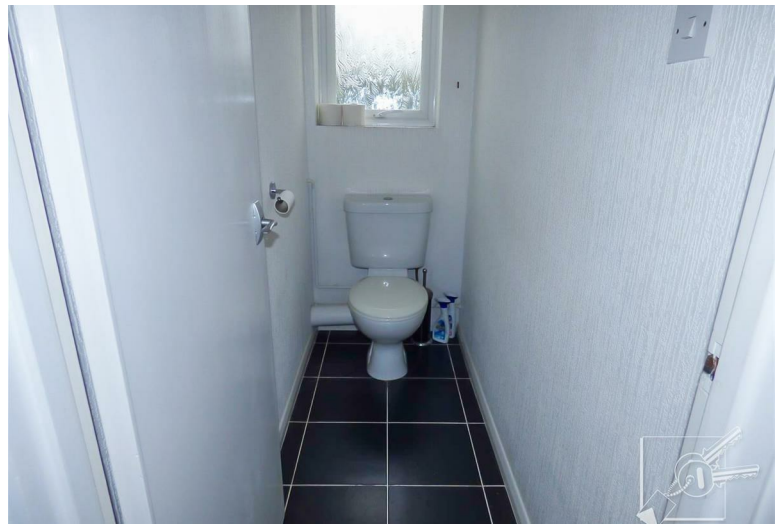
1.96m x 0.84m (6'5" x 2'9")

Double glazed window, white low level w.c., tiled floor.

BALCONY:

8.76m x 1.96m (28'8" x 6'5")





FIRST FLOOR



TENURE:

Leasehold: 125years from 26.4.1982 - 26.4. 2107 (84 years remaining)

Service Charge: £630 per year. 2022-2023

Ground Rent: £10 per year

Your solicitor/conveyancer will confirm full details prior to exchange of contracts.

SERVICES:

Gas, Electric, Mains Drainage, Mains Water.

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band B - £1558 from 2022 - 2023

ESTIMATED BROADBAND SPEEDS:

Basic 21mbps

Superfast 69mbps

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 72 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.