



36, Armoury Drive,
Gravesend, DA12 1NB

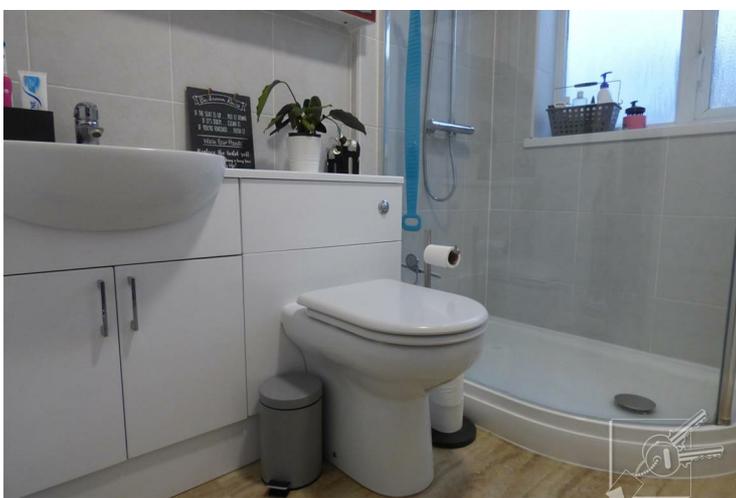
Price Guide £260,000



- 2 Double Bedroom Maisonette
- Large South Facing Rear Garden
- Neutrally Decorated Throughout
- Viewings Recommended
- Central Location
- En-bloc Garage + Parking Space



36 Armoury Drive, Gravesend, Kent, DA12 1NB



PROPERTY LOCATION

Situated in the heart of Gravesend town centre the property is within 0.75 miles of the high-speed service to central London (around 23 minutes). Set in a cul-de-sac within 0.25 miles of Holy Trinity Church of England Primary School. Gravesend town has a variety of shops and supermarkets and a great range of restaurants and bars. Armoury Drive is situated on the site of the old Barracks and near to the famous Gurdwara.

PROPERTY DESCRIPTION

Properties like this do not come up often in this desirable location, especially in such good condition therefore viewing is **HIGHLY RECOMMENDED**.

This maisonette offers two double bedrooms, shower room, lounge/diner and separate kitchen, opening onto the delightful south-facing walled garden, planted with mature plants, lawn area and patio. Due to being a south facing garden the vendors have cleverly installed tints to the rear windows keeping the property cool in the hotter months and stopping the glare of the sun meaning there is no need for blinds. The property also benefits from an enclosed porch and hallway and large cupboard for additional storage. Garage (en-bloc) to the side of the property and space for off road parking.

FRONTAGE

Short frontage with path to front door.



PORCH

1.47m x 0.87m (4'9" x 2'10")

This welcoming entrance porch gives a nice stopping point before entering into the property perfect for shoes and coats. White wooden glass panelled door leading into lounge/diner.

LOUNGE/DINER

4.84m x 3.48m (15'10" x 11'5")

Generous open plan living with space for living room furniture and dining room table. Neutrally decorated with engineered wooden flooring, double glazed windows to front.

HALL

2.29m x 1.72m (7'6" x 5'7")

Hallway with white walls and wooden flooring. Doors leading to shower room, bedroom 1, bedroom 2 & storage cupboard.

KITCHEN

3.48m x 2.20m (11'5" x 7'2")

A range of wall and base units with wood effect square edge work surfaces, stainless steel sink and drainer, with window over, fitted oven, hob and built-in extractor and glass splashback. Wooden flooring. Wall hung gas combi boiler installed in 2021.

BEDROOM 1

3.37m x 3.00m (11'0" x 9'10")

Double bedroom located at the front of the property, carpeted, white walls with double glazed window to front.

BEDROOM 2

3.37m x 3.00m (11'0" x 9'10")

Double bedroom, carpeted with double glazed window to rear looking out to garden.

SHOWER ROOM

2.20m x 1.72m (7'2" x 5'7")

The attractive and modern shower room is fitted with white gloss units, handbasin in vanity, concealed cistern w.c. and corner shower unit with glass surround. Wooden effect laminate flooring with window to rear.

GARDEN

A large garden mainly laid to lawn with patio area and walled borders.

EN-BLOC GARAGE/PARKING

A single garage en-block to the side of the property.

TENURE

LEASEHOLD - 999 Years from 24 June 1982 ending 24/06/2981

No service charges

Ground rent - current vendors paid a one-off payment when moving in for £250 but there has been no charge since.

LOCAL AUTHORITY

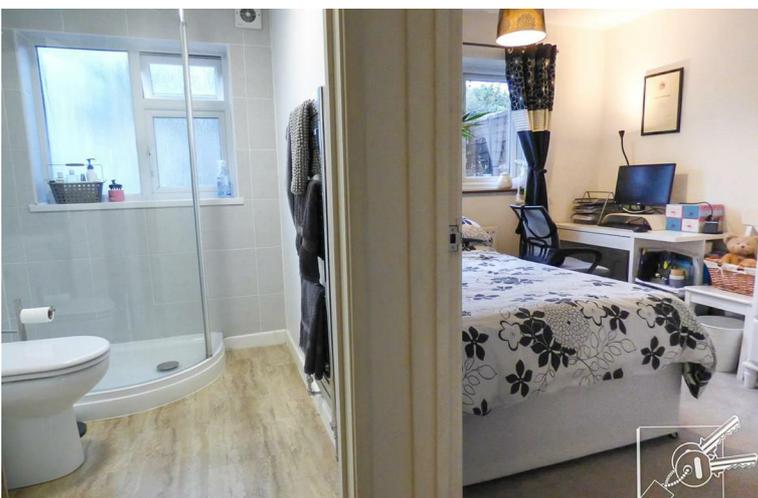
Council Tax: Gravesham Borough Council
Band: B 2021/2022 Charges: £1,547,56

SERVICES

Mains Gas, Electricity, Water and Drainage.

BROAD BAND SPEEDS

Standard 16 mb/s
Superfast 75mb/s
Ultrafast 1000 mb/s





Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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 	

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