



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



Backed by  
HM Government



**Flat 6, 9-11 Harmer Street**

Gravesend, DA12 2AP

Asking Price **£205,000**



- HELP TO BUY AVAILABLE
- A Two Bedroom New Build Second Floor Apartment
- 10 Year Builders Guarantee
- New Built-In High Gloss Kitchen with Appliances
- Historic Town Central Location

A new Two bedroom second floor apartment consisting of...

### HALLWAY

Phone intercom system and doors leading to...

### OPEN PLAN LIVING

**7.42m x 2.88m narrowing to 1.76m (24'4" x 9'5" narrowing to 5'9")**

A lounge area with large sash window and secondary glazing, radiator and ample space for living furniture. Kitchen area consists of a range of wall and base units with marble effect work surface. Single bowl sink and drainer with sash window over. Built in appliances include: oven, hob, extractor, dishwasher, washing machine and fridge freezer. A matching kitchen unit houses the electric boiler that controls the radiators and hot water.

### BEDROOM ONE

**3.21m x 2.51m (10'6" x 8'2")**

A double bedroom with ample space for bedroom furniture. Sash window out to rear with secondary glazing, radiator.

### BEDROOM TWO

**2.80m x 2.74m (9'2" x 8'11")**

Another double bedroom with a sash window out to front with secondary glazing, radiator.

### BATHROOM

**2.37m x 1.25m (7'9" x 4'1" )**

Bath with mains shower over with additional hand held shower head, glazed shower screen. A concealed cistern wc and basin recessed into vanity unit with wall hung mirror above. A wall hung mains heated towel rail.

### LEASEHOLD

A newly created 150 year lease from 8th April 2022.

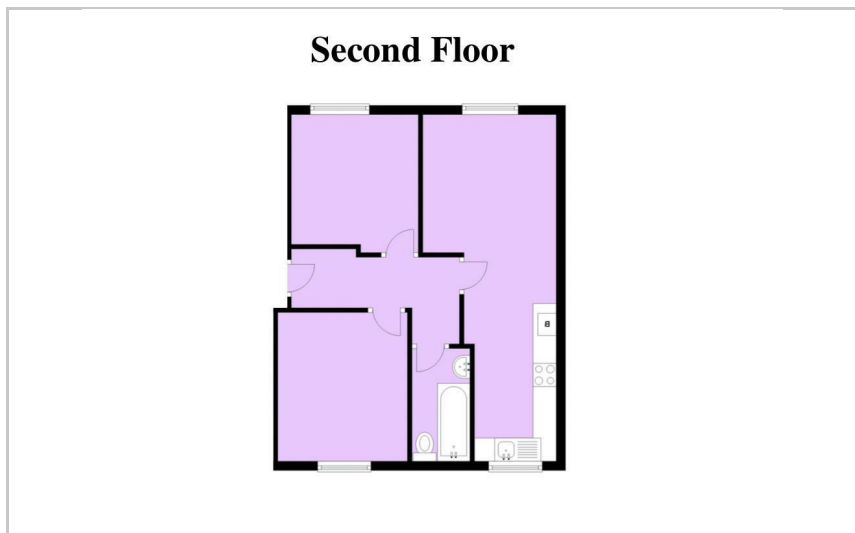
Service Charge: £1,107.69 per annum (including buildings insurance)

Peppercorn Ground Rent £0 chargeable annually

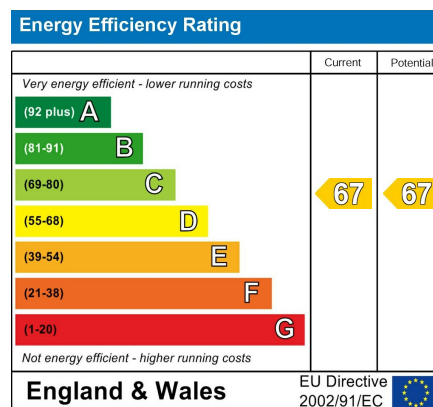
### SERVICES

Electricity, Mains Water, Sky Internet into building and Drainage.

### Floor Plan



### Energy Efficiency Graph



### Viewing

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

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