



16G, Kent Road,
Gravesend, DA11 0SY

Guide Price £140,000



- One Bedroom Ground Floor Flat
- No Chain

- Close to Gravesend Train Station
- Ideal for Investment



16G Kent Road, Gravesend, Kent, DA11 0SY



HALL

Entrance door, double glazed window, radiator, storage cupboard. Carpet.

LOUNGE/DINER

11'9" x 12'8"

Double glazed window, carpet and radiator.

KITCHEN

5'1" x 9'5"

Double Glazed window, radiator. Fitted with wall & base cupboards, sink and drainer, work surfaces. Built in oven & Hob, space for fridge/freezer, plumbed for washing machine. Vinyl floor.

BEDROOM

9'10" x 12'9"

Double glazed window, carpet, radiator.

BATHROOM

White bathroom suite comprising bath, wash basin and WC, radiator.



COMMUNAL YARD/GARDEN

Rotary washing lines.

LEASEHOLD

We understand from the vendors that the flat is held on lease which was extended in 2014 for 189 years from 25th March 1972. There is no fixed service charge or ground rent. And the block is managed by RTM Co.

SERVICES

Mains Gas, Electricity, Water and Drainage.
Council Tax: Gravesham Borough Council
Band: B 2020/2021 Charges: £1,432.50

PROPERTY DESCRIPTION

Looking to step onto the property ladder? Then why not consider this one bedroom Ground Floor Flat. Situated in a conservation area and walking distance of Gravesend Station and the town centre, it is perfect for those whom commute and enjoy town living. No onward chain.

Located in a Conservation area, this one bedroom ground floor flat would make an ideal step onto the property ladder for a first time buyer or someone downsizing to a smaller property or indeed an investment as a buy to let. Heated by Gas Central Heating, the windows are double glazed. Comprising hall, lounge, fitted kitchen with built in oven and hob, bathroom and one double bedroom. The property has recently been re decorated and fitted with new carpets. Offering a little outside space by way of a communal yard and somewhere you can hang your washing out to dry.

Ideally situated for commuters this property is within easy access of transport links including walking distance Gravesend mainline railway station which offers services to London Bridge, Waterloo, Charing Cross and a high speed service to St Pancras London in just 25 minutes. Ebbsfleet International Railway Station is approximately 3 miles away and also offers a high speed service to St Pancras, London in just 19 minutes. The A2 M2 M25 M20 motorway links are all easily accessed for those who drive. Bluewater Shopping Complex with its array of café bars, restaurants and cinema is just a bus or car ride away.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



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.