



116, Shepherd Street,  
Gravesend, DA11 9PT

£190,000

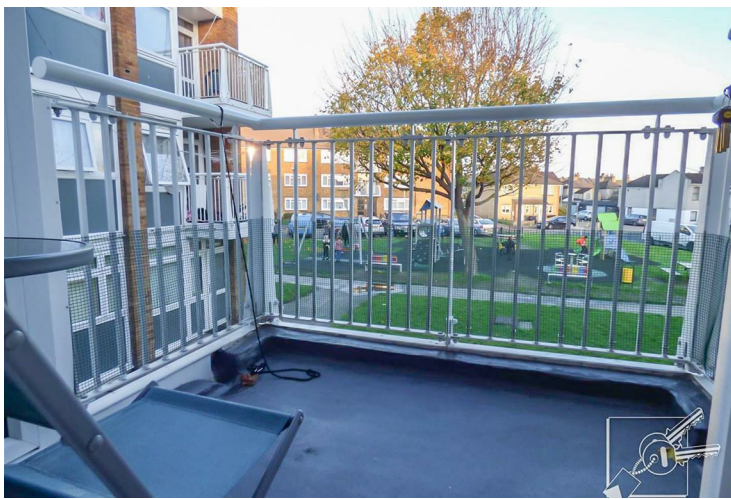
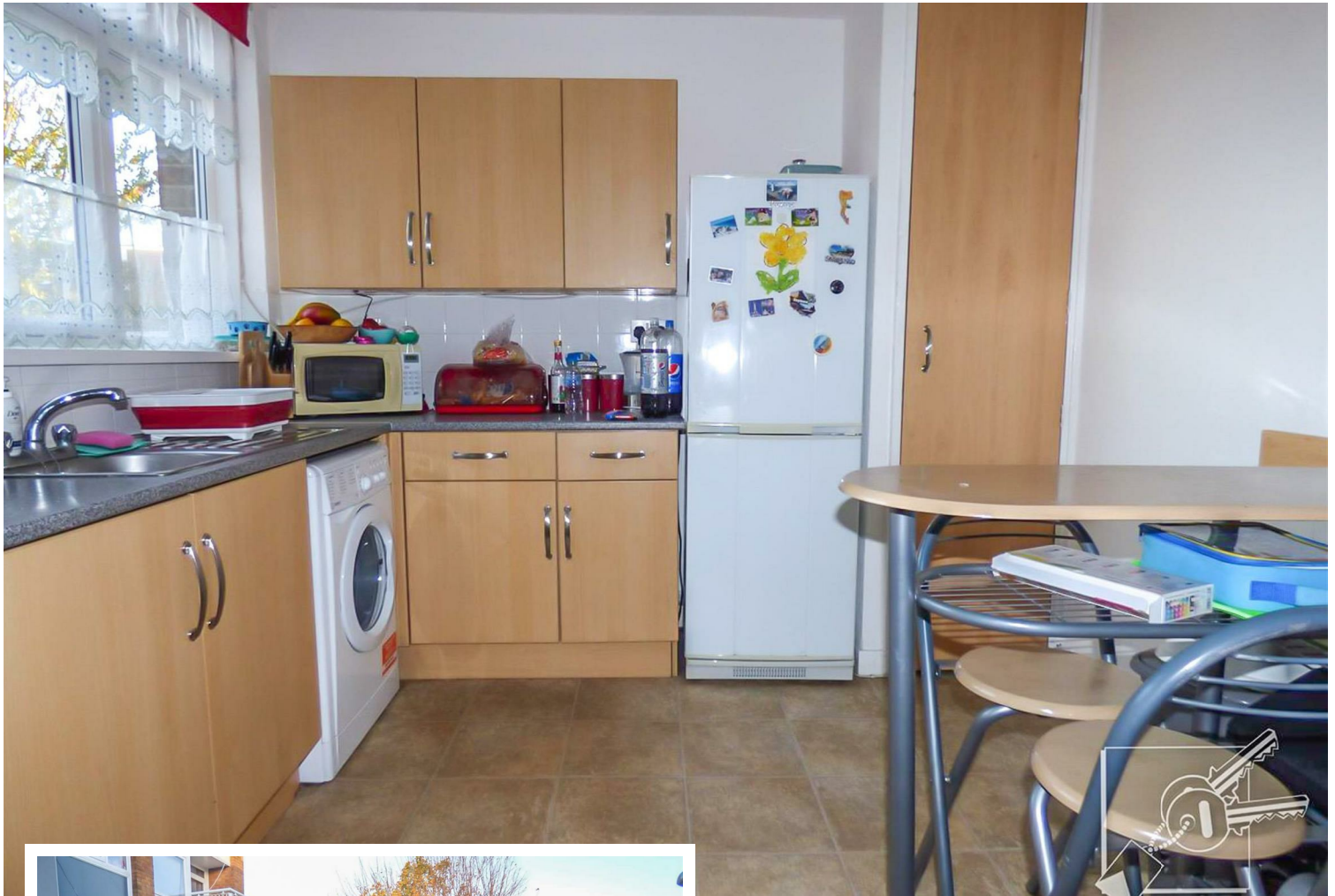


- Two Bedroom First Floor Flat
- Gas Central Heating & Double Glazed Windows
- Balcony
- Generous Size Living Accommodation



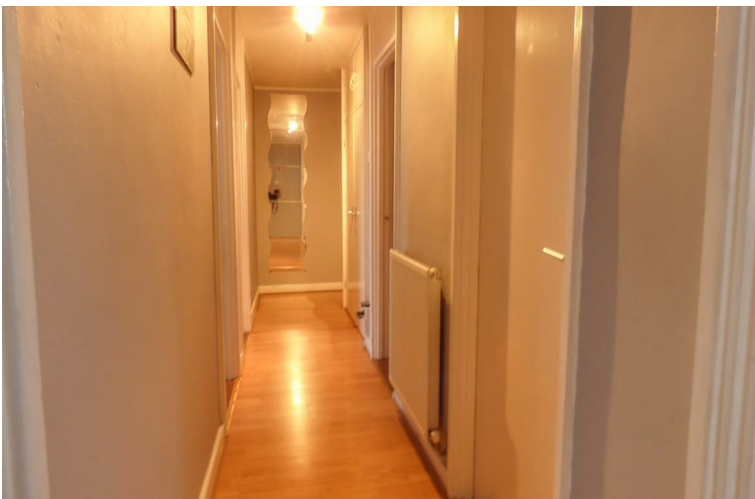


## 116 Shepherd Street, Gravesend, Kent, DA11 9PT



### LOCATION:

Shepherd Street is situated off of Dover Road, Northfleet. It is within walking distance of local convenience stores and on the main bus route to Gravesend Town Centre & Bluewater. Northfleet railway station is within 0.8 miles, Ebbsfleet International railway is approximately 0.9 miles, where you can catch the high speed train to St Pancras, London in just seventeen minutes. Gravesend mainline railway station is approximately 1.2 miles where you can catch the domestic train to London or the high speed to St Pancras London. It is within the catchment area of primary and secondary schools including Grammar schools. The renowned Bluewater Shopping centre is just a short drive away where you can enjoy some retail therapy or dine out in one of their many cafe bars/restaurants. There is a children's play ground on site opposite the flats, which was installed this year ideal to keep the kids entertained.



### DESCRIPTION:

A two bedroom first floor flat offering generous size living accommodation throughout, including lounge with access onto a private balcony, kitchen, two double bedrooms, a bathroom and a separate w.c.. The hall comprises a useful walk in storage cupboard and we understand there is an external lock up store. The property is heated by Gas Central Heating and the windows are double glazed.

### COMMUNAL ENTRANCE:

Externally located entry phone system. Security doors through to communal hallway with stairs leading up to the first floor.

### HALL:

2.00m x 0.88m (6'6" x 2'10")

Entry phone receiver. An L shaped hall with private entrance door, laminate flooring, radiator, large storage cupboard and further walk in storage cupboard.

### LOUNGE/DINER:

4.66m x 3.88m (15'3" x 12'8")

Double glazed window to front. Laminate flooring, two radiators, uPVC double glazed door leading out onto balcony.

### BALCONY:

1.87m x 1.79m (6'1" x 5'10")

An outside space overlooking the play ground. Space for patio seating set.

### KITCHEN/BREAKFAST ROOM

3.88m x 2.88m (12'8" x 9'5")

Double glazed window to rear, vinyl flooring, radiator, Worcester boiler providing hot water and central heating. Fitted with Beech effect wall and base units, granite effect work surfaces and breakfast bar.

### BEDROOM: 1

4.66m x 2.62m (15'3" x 8'7")

The largest of the two double bedrooms. Double glazed window to front, carpet, radiator.

### BEDROOM 2:

4.66m x 2.39m (15'3" x 7'10")

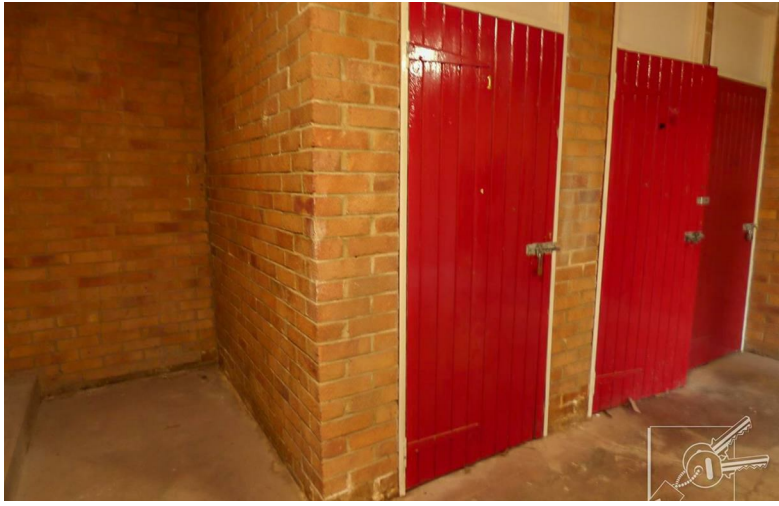
A further double bedroom. Double glazed window to front, carpet, radiator.

### BATHROOM:

1.83m x 1.59m (6'0" x 5'2")

White suite comprising panelled bath with shower mixer taps and pedestal wash handbasin, radiator, vinyl flooring.





### SEPARATE W.C.

1.43m x 0.83m (4'8" x 2'8")

Low level w.c., vinyl flooring and radiator.

### TENURE:

LEASEHOLD: 125 years from 7.8.2017 - 7.8.2142 = 119 years remaining.

Service Charge: £211.50 every 3months - £846 per annum

Ground Rent: £0

We understand Gravesham Borough Council are the freeholders

### SERVICES:

Gas, Electric, Mains Drainage, Mains Water.

Council band B - £1558 pa 2022/2023 Gravesham Borough Council

### BROADBAND:

Estimated Broadband Speeds

8mb/s Standard

80mb/s Superfast



FIRST FLOOR



### Energy Efficiency Rating

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

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