



42, Ebbsfleet Walk,
Gravesend, DA11 9EN

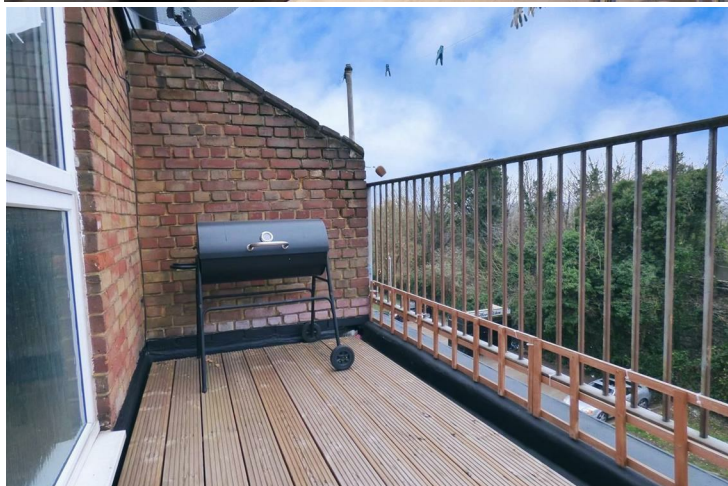
Offers In Excess Of
£150,000



- Top Floor Well Presented Apartment
- Close to Ebbsfleet and Northfleet stations
- Balcony
- No Chain



42 Ebbsfleet Walk, Gravesend, Kent, DA11 9EN



HALL

Front door, walk in storage cupboard also housing boiler, further storage cupboard.

LIVING ROOM

3.6m x 3.8m (11'9" x 12'5")

Double glazed doors onto balcony, radiator.

KITCHEN

3.0m x 2.2m (9'10" x 7'2")

Double glazed window to rear, fitted with a range of modern white gloss wall and base cupboards.

BEDROOM

4.0m x 2.8m (13'1" x 9'2")

Double glazed window to front, carpet, radiator.

BATHROOM

3.0m x 1.6m (9'10" x 5'2")

Modern white fitted bathroom comprising, bath, wash basin and w.c

BALCONY

Accessed from the lounge, providing outside space.



PROPERTY DESCRIPTION

Attention first time buyers: This One Bedroom purpose built flat offers immediate vacant possession and is perfect for commuters, being close to Northfleet Railway Station and easy access to both Gravesend Mainline Station and Ebbsfleet International Railway Station. Viewing is highly recommended.

This purpose built one bedroom top floor flat would make an ideal step onto the property ladder for any first time buyer. Nicely decorated and well-presented throughout including a modern fitted kitchen, modern bathroom, living room with access onto a balcony providing outside space and one double bedroom.

The property is heated by Gas Central Heating, benefits from double glazing and there is plenty of storage space including a walk in cupboard in the hall. Ideally situated within easy access of transport links including Northfleet Railway Station which is practically on the door step, Gravesend mainline railway station and Ebbsfleet international railway Station which both offer a speed service to St Pancras, London.

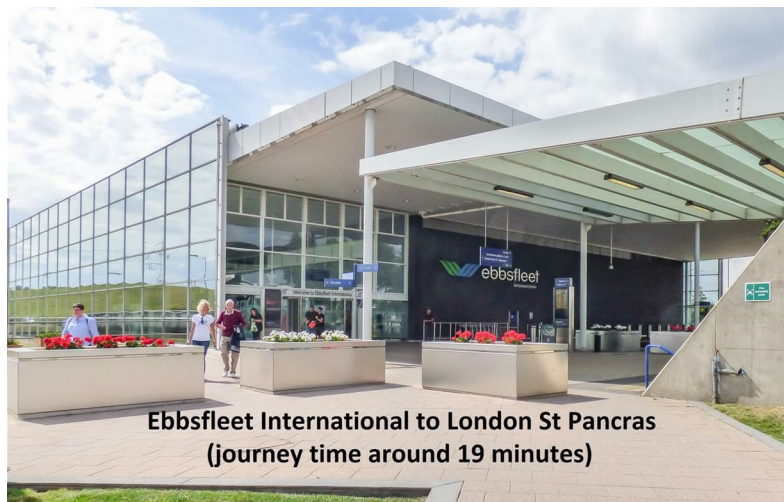
There are local shops and bus services within walking distance and the A2 M2 M25 motorway links are all easily accessed by car. Bluewater Shopping Complex with its array of café bars, restaurants and cinema is just a bus or car ride away.

LEASEHOLD

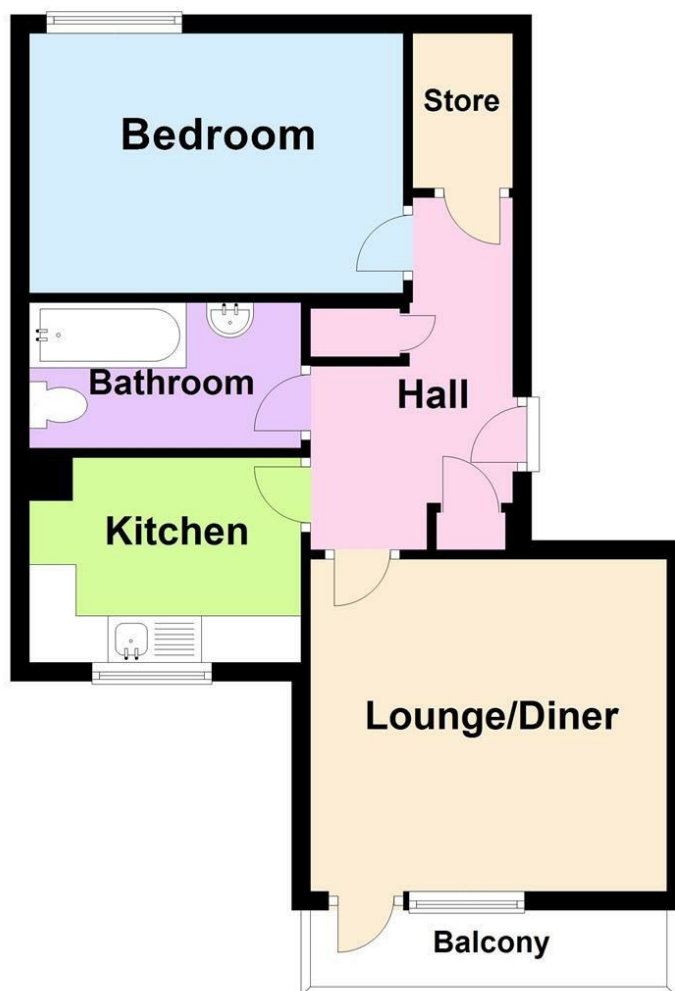
Gravesham Borough Council are the Freeholders and the current service charge is £227 per quarter including ground rent. There are approximately 110 years remaining on the lease.

SERVICES

Mains Gas, Electricity, Water and Drainage.
Council Tax: Gravesham Borough Council
Band: A 2020/2021 Charges: £1,227.85



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.