

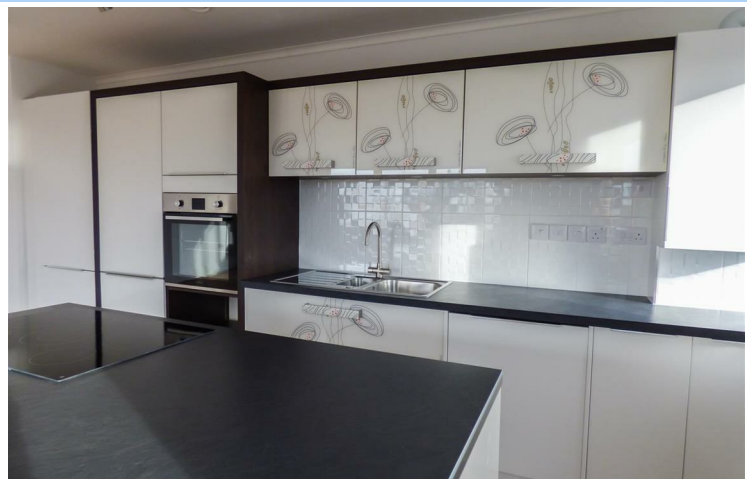


45 New Road
Gravesend DA11 0AB

£237,500



- BRAND NEW 2 Bed Apartment
- Generous 86m²
- TOWN CENTRE LOCATION
- Ensuite to Master Bedroom
- Open plan Living



45 New Road, Gravesend, , DA11 0AB

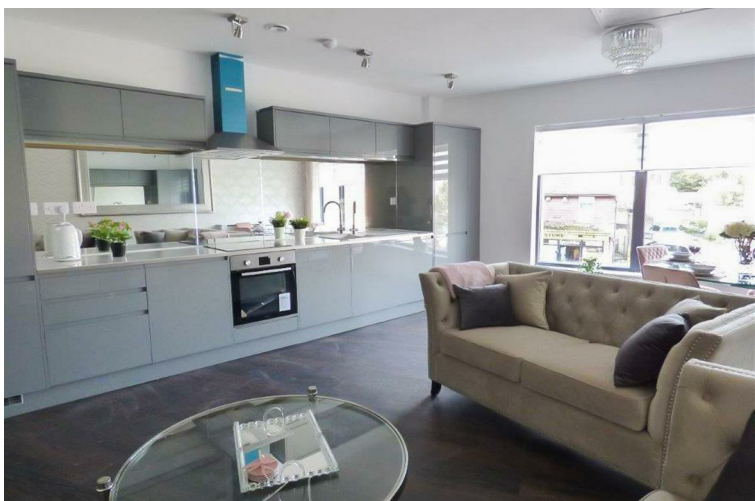


***Virtual Viewing Available* ONLY 3 REMAINING OF 9 RELEASED. BRAND NEW TWO DOUBLE BED APARTMENT. Neutrally decorated throughout. Open plan living space fitted modern kitchen to one wall. Featuring integrated fridge/freezer, washing machine and oven with the hob fitted into island with ample storage. Master bedroom with ensuite and separate bathroom. TOWN CENTRE LOCATION. Just a short walk to Gravesend with its vast array of shops, eateries and amenities as well as its train station with high speed links to London St Pancras. EPC: C**

Two double bedroomed apartment on the first floor with lift access. Modern airflow system and dark wooden flooring throughout.

COMMUNAL ENTRANCE

The main entrance to the apartment can be found on New Road with a secure intercom system. There is also a private rear entrance with a step to the lift. Opening to a spacious communal hall with motion censored lighting and stairs and lift access to all floors. The front door leads into a hallway with doors to:



OPEN PLAN LIVING

Spacious room with dual aspect windows over looking New Road and a picture window overlooking Bath Street. In the kitchen area there are modern white gloss wall and base units with granite effect worktops along one wall with an integrated larder style fridge freezer, washing machine and oven. The hob is set in a large island with spacious white and wood effect drawers. Wall hung boiler hidden behind matching units leaving enough room to house your furniture. The living space has plenty of room for furniture and a dining table.

BATHROOM

White 3 piece bath suite. Toilet with hidden cistern. Oval sink with large vanity unit above. 'P' shaped bath with tiled panel matching the wall, square drench showerhead over with an additional pull out bath hand shower and glass shower screen. Cream gloss tiled walls and flooring. Heated towel rail.

MASTER BEDROOM

Double bedroom with two windows flooding the room with natural light. Door to..

ENSUITE

Large walk in shower with hand held showerhead. WC and wash basin with vanity. Cream gloss tiled walls and flooring.

BEDROOM TWO

A good sized bedroom with plenty of space for bedroom furniture. Built-in wardrobe.

LEASE

New 125 year lease
10 year builders guarantee

SERVICE

Service charge 'tbc'
Ground rent £125.00 per annum

COUNCIL TAX

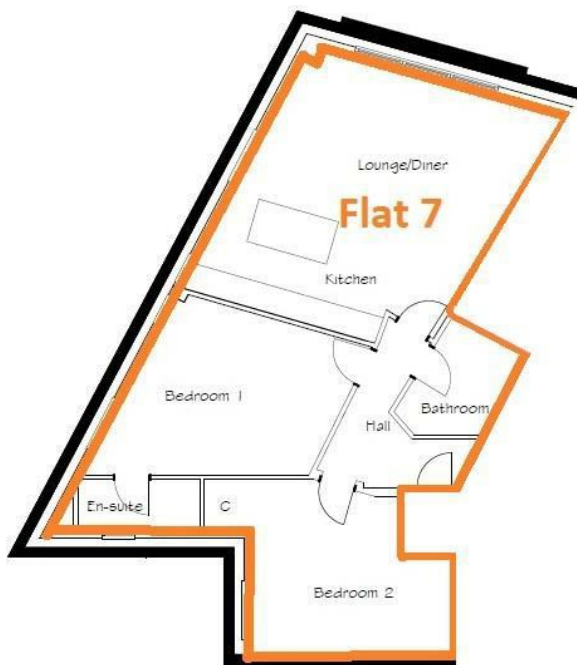
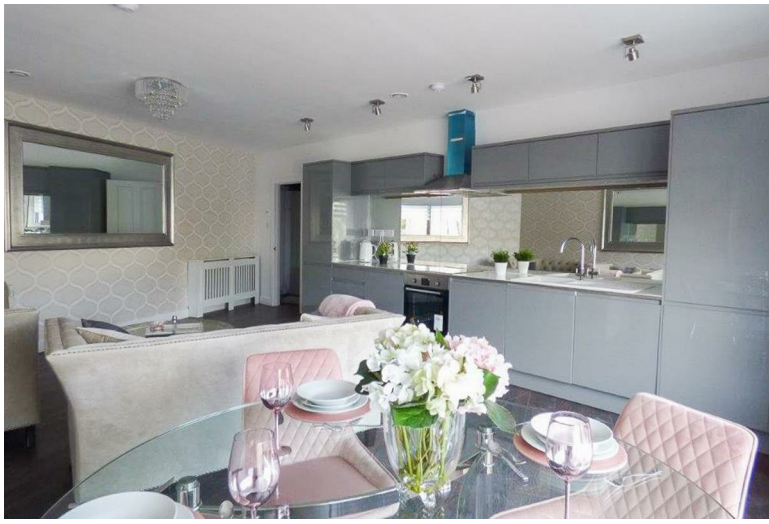
Local council: Gravesham Borough Council
Band: tbc 2019/2020 charges: tbc

ARE YOU LOOKING TO SELL?

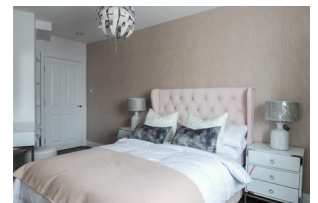
For the duration of the measures put in place by the government we are offering video market appraisals for those still wanting to sell their homes. For more information please contact us.

Energy Efficiency Rating

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



Scan me to see
the virtual viewing of this
property



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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.