Sealeys Walker Jarvis Est. 1851

45, New Road,
Gravesend, DA11 0AB

Asking Price £237,500

- BRAND NEW 2 Bed Apartment
- 94m2
- TOWN CENTRE LOCATION
- Ensuite to Master Bedroom
- Lift Access

45 New Road, Gravesend, , DA11 0AB

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

COMMUNAL ENTRANCE

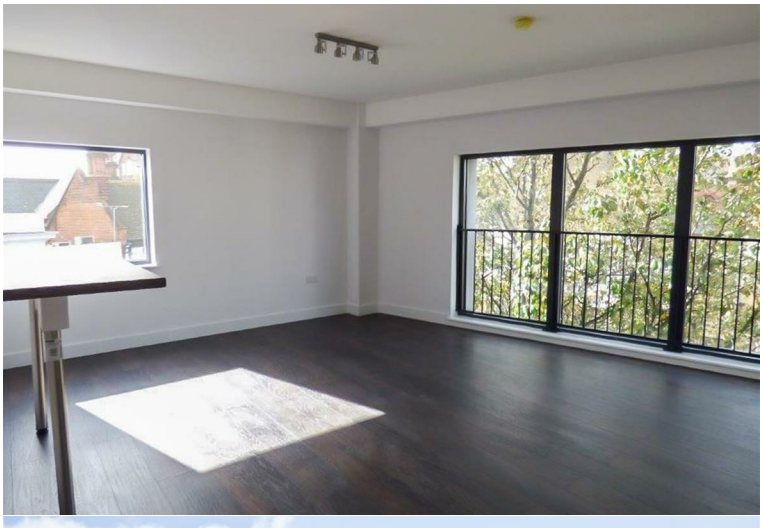
The main entrance to the apartment can be found on New Road with a secure intercom system. There is also a private rear entrance with a step to the lift. Opening to a spacious communal hall with motion censored lighting and stairs and lift access to all floors. The front door leads into a hallway with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

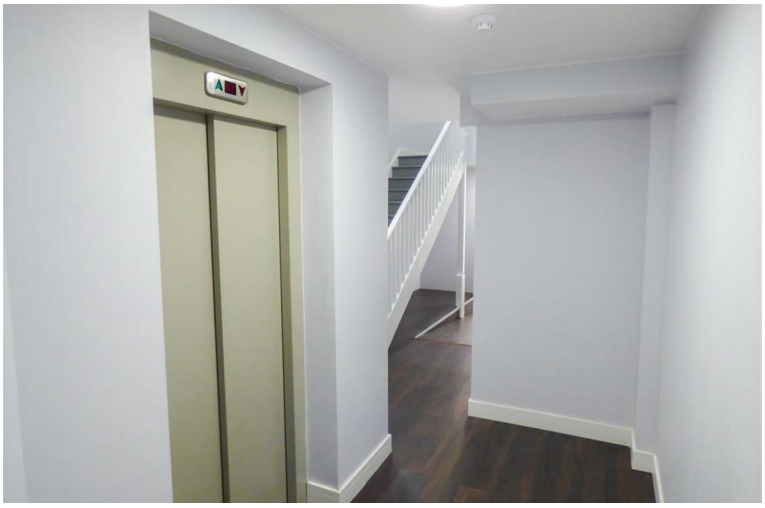
LOUNGE

Generous room overlooking New Road and a picture window to Bath Street. Opening through to kitchen with a breakfast bar fitted.

KITCHEN

Modern white gloss wall and base units situated on two walls with granite effect worktop. Window looking out to New Road. Integrated fridge freezer, washing machine, oven, hob and extractor. Wall hung boiler hidden behind matching units.





BATHROOM

White 3 piece bath suite. Toilet with hidden cistern. Oblong sink set in a vanity with an additional wall mounted vanity above. Bath with tiled panel matching the wall. Featuring a square drench shower ahead over with an additional pull out bath hand shower and glass shower screen. Cream gloss tiled walls and flooring.

MASTER BEDROOM

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

ENSUITE

Large walk in shower with square drench showerhead over. WC with hidden cistern and wash basin with vanity. Alcove above toilet for additional storage. Cream gloss tiled walls and flooring.

BEDROOM TWO

Another double bedroom with plenty of space for bedroom furniture and built in wardrobe and shelving for additional storage.

LEASE

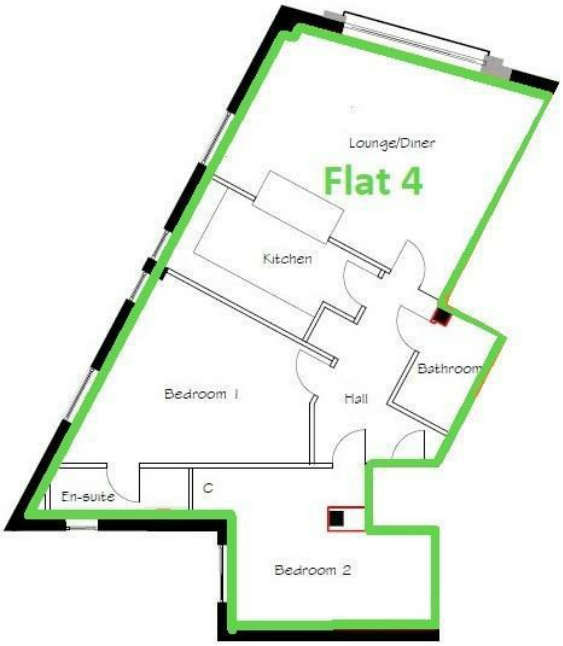
New 125 year lease
10 year builders guarantee

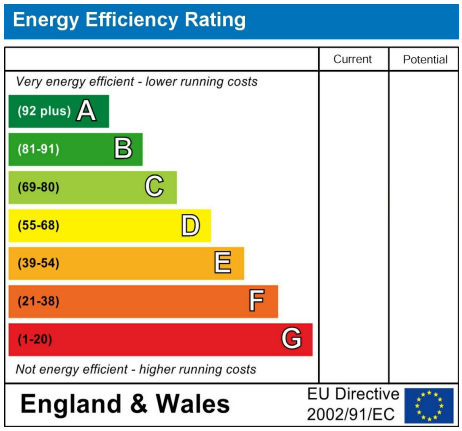
SERVICES

Service charge £1283.35 per annum (including buildings insurance)
Ground rent £125.00 per annum

COUNCIL TAX

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





184 Parrock Street
Gravesend
Kent
DA12 1EN

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

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