

SOLD STC

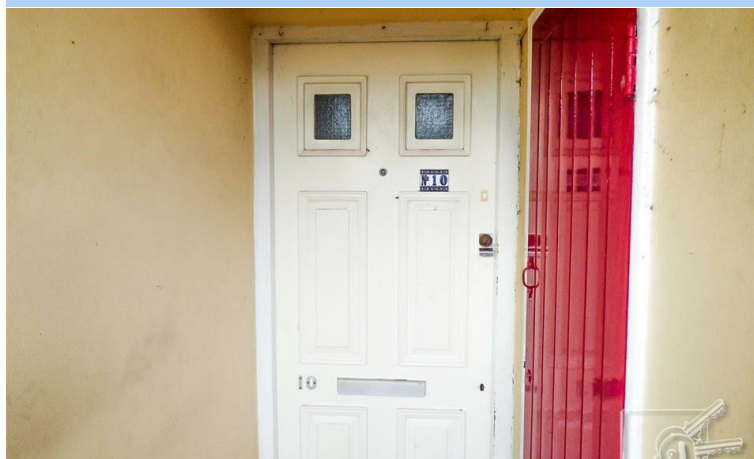


10, Park Place,  
Gravesend, DA12 2BY

Offers In The Region  
Of £170,000



- SOLD BY SEALEYS WALKER JARVIS
- Would benefit from some improvement
- Close to town and railway station
- Spacious 3 bed maisonette, Ideal home or investment
- Vacant possession/no chain
- Close to Riverside area and Promenade





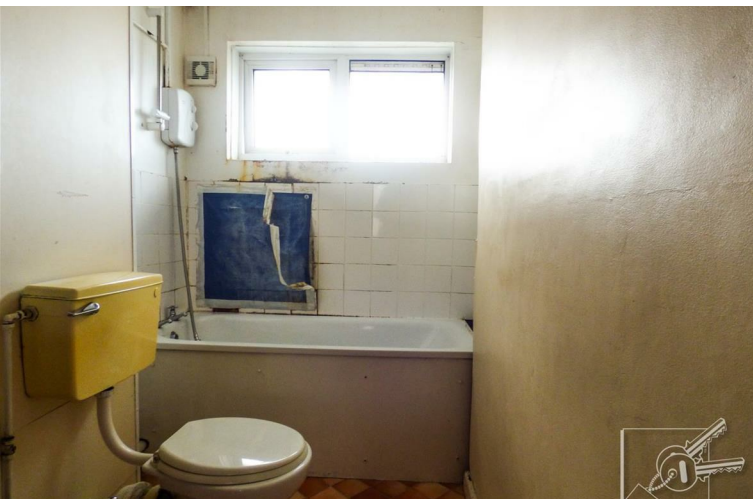
## 10 Park Place, Gravesend, , DA12 2BY



### LOCATION:

Park Place is situated within 0.3 miles of Gravesend town centre which has many amenities including shops, supermarkets, doctors and dentists. Gravesend mainline railway station is within walking distance with links to London Bridge and the Kent Coast via the conventional line or St Pancras, London via the high speed train, making it ideal for commuters. Offering a high caliber of education including, a wide choice of primary schools, secondary schools, Gravesend Grammar for boys, Mayfield girls Grammar. Further education can be found at North West Kent College which is located in nearby Chalk, Mid Kent College and The University of Greenwich. Gravesend Promenade is close by which holds a hosts of events throughout the year, pleasant riverside walks and a popular cafe. The A2 with links to the M20, M2 and M25 are easily accessed.





## DESCRIPTION:

This three bedroom split level maisonette arranged over two floor offers immediate vacant possession, meaning no chain complications. Comprising good size living accommodation throughout including, hall, lounge, kitchen, three generous size bedrooms and a bathroom. The windows are double glazed and the property benefits from Gas Central Heating. Now in need of cosmetic improvements, with some careful thought and imagination, this property could be just what you have been for.

## FRONTAGE:

The development is accessed via security gates/entry phone system. Steps lead up to the second floor. External integral lock up bin store next to the front door.

## HALL:

UPVC entrance door, entry phone hand set, radiator and carpet.

## LOUNGE:

4.66 x 3.71 (15'3" x 12'2")

Double glazed windows to front, carpet, radiator, picture rail, tiled fireplace.

## KITCHEN:

2.87 narrowing to 1.95 x 2.47 narrowing to 2.27 (9'4" narrowing to 6'4" x 8'1" narrowing to 7'5")

Double glazed window to rear. Built in larder cupboard, under stair storage cupboard, two further built in shelved cupboards with ample storage space. Wall mounted Baxi boiler for hot water and central heating. Fitted with stainless steel sink and drainer with double cupboard under. Triple wall cupboard, triple base cupboards, work surfaces. Gas cooker point, plumbing for washing machine.

## STAIRS/LANDING:

Carpeted staircase, access to loft and built in airing cupboard.

## BEDROOM 1:

4.37 x 2.94 into recess (14'4" x 9'7" into recess)

Double glazed window to rear, carpet, radiator.

## BEDROOM 2:

3.72 x 1.98 (12'2" x 6'5")

Double glazed window to front, carpet, radiator.

## BEDROOM 3:

2.83 x 2.85 narrowing to 1.92 (9'3" x 9'4" narrowing to 6'3")

Double glazed window to front, carpet, radiator.



### BATHROOM:

2.66 x 1.6 into recss (8'8" x 5'2" into recss)

Double glazed windows to front. Panelled bath, pedestal basin, low level w.c., vinyl flooring.

### TENURE:

Leasehold

We understand the initial length of the lease was 125 years from 12th February 2007 with 108 years remaining. Gravesham Borough Council are the Freeholders.

Service Charge: £270 quarterly

Ground Rent £2.50 quarterly

### LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band B £1,624.89 from April 2023 - March 2023

### SERVICES:

Gas, electric, mains water, mains drainage.

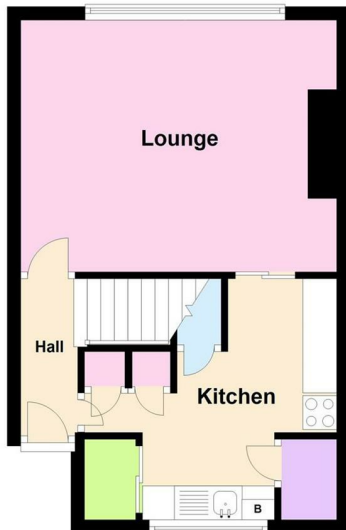
### ESTIMATED BROADBAND SPEEDS:

Standard: 19 mb/s

Superfast 91mb/s

This information has been provided by Sprift.

Ground Floor



First Floor



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	

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