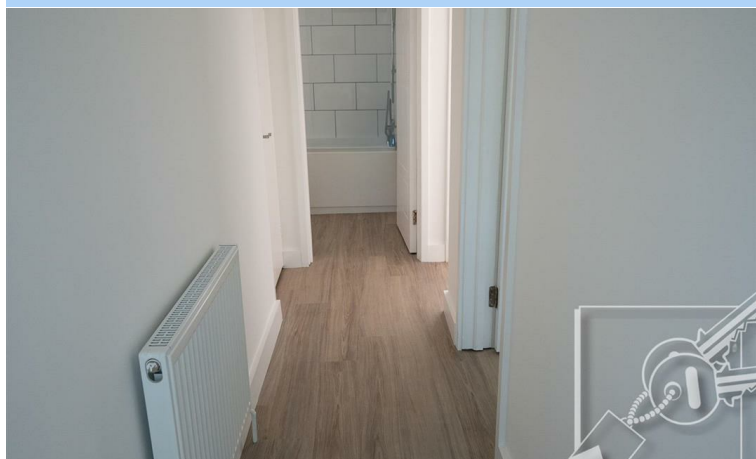


14 Tivoli Gardens,
Windmill Street,

£175,000



- Move in Ready
- Totally Refurbished
- Gardens front & Rear
- One Bedroom Ground Floor Maisonette
- New Fitted Kitchen & Bathroom
- Immediate Vacant Possession



14 Tivoli Gardens Windmill Street, Gravesend, , DA12 1LF



LOCATION:

Tivoli gardens is situated off of Windmill Street, Gravesend and is part of the Windmill Conservation area. The town centre is within just a few minutes walk, along with the railway station which offers services to London including a high speed train to St Pancras, London in approximately 22 minutes or you can catch a high speed train to St Pancras, London in just seventeen minutes, making it perfect for commuters.

Windmill Hill itself is just a few minutes walk up the road, where you can enjoy stunning views from the open park over Gravesend and beyond. The A2 with links to the M2, M20 and M25 are within easy access for those that drive and there is bus service to Bluewater and Dartford.



DESCRIPTION:

Situated in an elevated position, this one bedroom ground floor maisonette would make an ideal step onto the property ladder for a first time buyer. Offering immediate vacant possession, the property is move in ready and has recently been totally refurbished and comprises, hall, lounge with access out to a rear garden, one double bedroom, a fitted kitchen with built in oven & hob and other freestanding appliances, and a new bathroom suite. Heated by gas central heating, the property is double glazed and benefits from new flooring. **VIEWING IS HIGHLY RECOMMENDED.**

FRONTAGE:

Steps leading up from Windmill Street, through banked gardens, leading to front door.

HALL:

New sage green composite front door with electrical consumer unit above and electric meter, laminate floor, radiator, under stair storage cupboard with gas meter.

LOUNGE:

Double glazed French doors leading out to rear garden, laminate floor, radiator, inset ceiling low voltage spot lights. Access to:

KITCHEN/BREAKFAST ROOM:

Double glazed window to side and double glazed door leading out to garden. Continued laminate flooring, local tiling to walls. Recently fitted with sage green wall and base cupboards, complimentary work surfaces and matching breakfast bar. Built in "Lamona" oven, hob and extractor hood, integrated slimline dishwasher, freestanding "Beko" washing machine and "Beko" fridge/freezer all to remain. "Vaillant" Combi boiler concealed within wall cupboard.

BATHROOM:

New white suite comprising panelled bath with waterfall style shower over and glass screen, vanity wash basin, low level w.c. with built in cistern. White heated towel rail.

BEDROOM:

A double room with double glazed bay window to front, laminate floor, radiator, inset ceiling low voltage spot lights.

GARDENS:

there are gardens to front and rear. The rear garden has a concrete patio, steps leading up to a timber decked area with balustrade and lawned area with mature shrubs. The upstairs flat has a right of way through the garden to access their part of garden.



TENURE:

Leasehold:

Start Date 29/04/2013

End Date: 25/03/2138

Lease Term: 125 years from and including 25 March 2013

Term Remaining: 112 years

We understand the Ground Rent is £50 per year and the service charge is £1500 pa including buildings insurance.

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band B - £ 1784.35 for 2025 -2026

SERVICES:

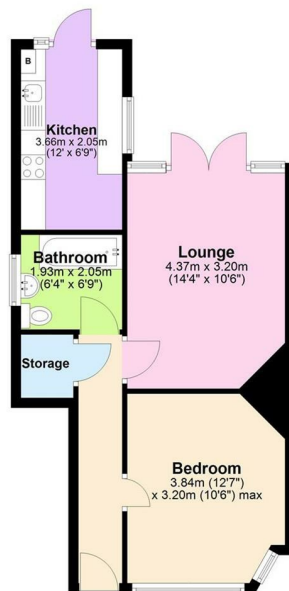
Mains Gas, Mains Electric, Mains Drainage, Mains Water

LOCAL LAND SEARCH

There are 3 local land charges for your search area. Your free search reference is: 3406644

10/00226/SMOKE order in place. Planning (Listed Buildings and Conservation Areas) Act 1990

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(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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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.