



42, Ebbsfleet Walk,  
Gravesend, DA11 9EN

£160,000



D

- 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**

11'9" x 12'5"

Double glazed doors onto balcony, radiator.

**KITCHEN**

9'10" x 7'2"

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

**BEDROOM**

13'1" x 9'2"

Double glazed window to front, carpet, radiator.

**BATHROOM**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Apartment



Total area: approx. 45.5 sq. metres (489.5 sq. feet)

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