

Waterman House, 1 Lord Street. Gravesend
Kent, DA12 1AW

Sales: 01474 330840

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Waterman House Estates



Mackenzie Way, Gravesend, DA12 5TZ

Offers in the region of £165,000

We are pleased to bring to the market this one bedroom FIRST FLOOR MAISONETTE for sale with NO ONWARD CHAIN. The property boasts a SPACIOUS LIVING ROOM, one LARGE DOUBLE BEDROOM with BUILT IN STORAGE, kitchen and bathroom. There is also an open landing space which is currently used perfectly as an OFFICE SPACE and offers ample STORAGE. The property also benefits from a SHARED GARDEN, a sturdy BRICK BUILT SHED and a GARAGE!

Gravesend Town Centre is just a 7 minute drive away with its mainline train station offering HIGH SPEED RAIL LINKS in to London. Bluewater Shopping Centre and Ebbsfleet International are also just a 15 minute drive away. Near to the A2/M2 and M25. Close by are a number of local amenities and excellent transport links.

There is currently a tenant in situ paying a rent of £740 per month. However the property could achieve around £900 per month currently with potential for more with a little bit of work done. The property can also be purchased with vacant possession.

Council tax band - A

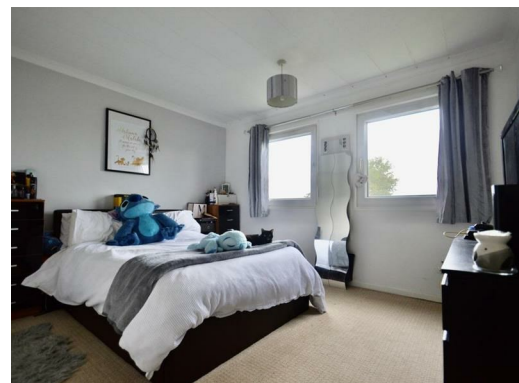
Tenure - Leasehold

Ground rent - £174.27 every 3 months

Service charge - £0

Years remaining on the lease - 104

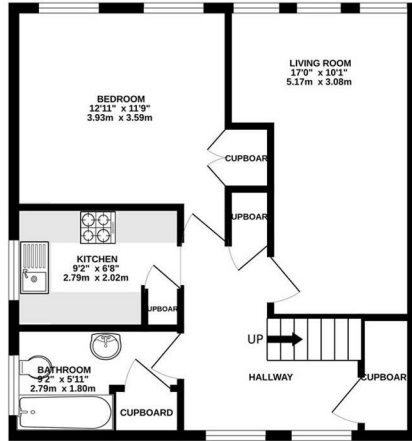
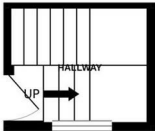
Call us today to book a viewing on 01474 330840!





GROUND FLOOR
51 sq.ft. (4.7 sq.m.) approx.

FIRST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	58	63

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

