

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

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**Waterman House Estates**



### 3 Glen View, Gravesend, DA12 1LP

**Asking price £160,000**

We are excited to bring to the market this 1 BEDROOM GROUND FLOOR FLAT located in a converted PERIOD PROPERTY. The flat comprises of a LARGE OPEN PLAN KITCHEN and LIVING ROOM, a DOUBLE BEDROOM and SHOWER ROOM. Throughout the property there are high ceilings, stunning traditional cornice and ceiling rose. There is also a COMMUNAL GARDEN to the rear which is laid to lawn with a patio area.

Located in a conservation area just a 15 minute walk from Gravesend mainline train station which offers high speed rail links into London. The property also has great links to the A2/M2/M25 and is only a 14 minute drive from Bluewater shopping centre and Ebbsfleet International train station. Close to all local amenities.

Gas central heating, standard water supply, electricity and drainage.

Good mobile phone and broadband coverage.

Parking permits - £15 per year from the local council for on street parking.

Council Tax Band - A

Leasehold  
89 years remaining on lease

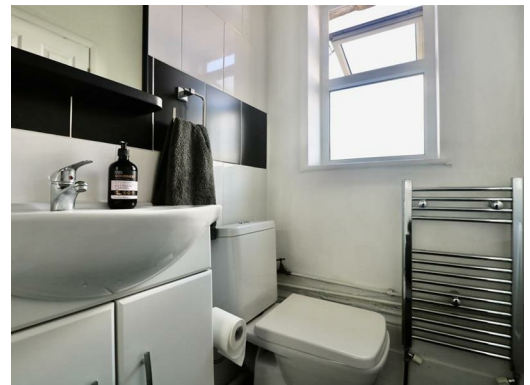
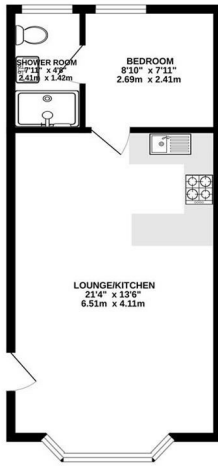




# Flat 4 3 Glen View, Gravesend, DA12 1LP



GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



## 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	77

TOTAL FLOOR AREA: 386 sq.ft. (35.9 sq.m.) approx.

With some advice you can improve the energy efficiency of your property. The energy efficiency of your property is determined by the amount of energy it uses to heat and power the property. The energy efficiency of your property is determined by the amount of energy it uses to heat and power the property. The energy efficiency of your property is determined by the amount of energy it uses to heat and power the property.

## Environmental Impact (CO<sub>2</sub>) Rating

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