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**Waterman House Estates**



## Mackenzie Way, Gravesend, DA12 5TZ

**Asking price £180,000**

We are pleased to bring to the market this GROUND FLOOR MAISONETTE which comprises of a SPACIOUS LOUNGE, DOUBLE BEDROOM, MODREN KITCHEN and BATHROOM. The property also benefits from a GARDEN to the rear.

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.

The property currently has a tenant in situ with a monthly rent of £800. Property can be sold with tenant in situ or vacant possession.

Council tax band - A

Tenure - Leasehold

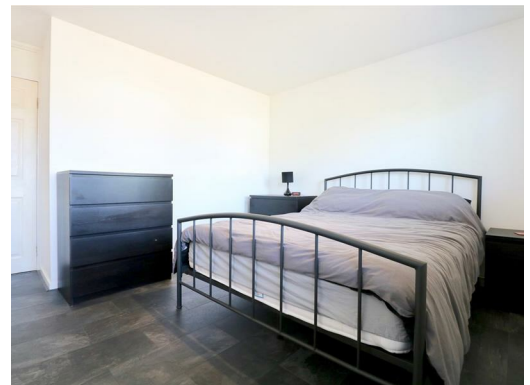
Lease length - 98 years remaining

Service Charge - TBC

Ground Rent - TBC

Call us now to book a viewing on 01474330840!



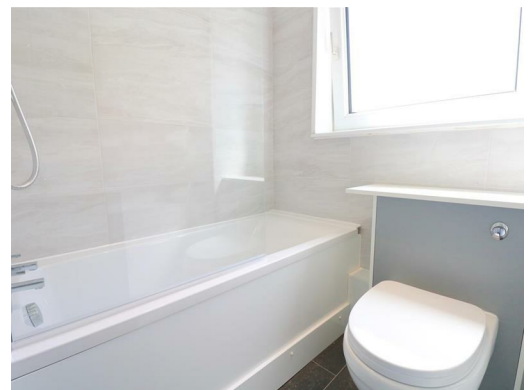


Ground Floor 46.36 sq. m.  
(499.05 sq. ft.)



TOTAL FLOOR AREA : 46.36 sq. m. ( 499.05 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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) <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		
	<b>70</b>	<b>75</b>

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		
	<b>71</b>	<b>76</b>