



156b, Milton Road,
Gravesend, DA12 2RG

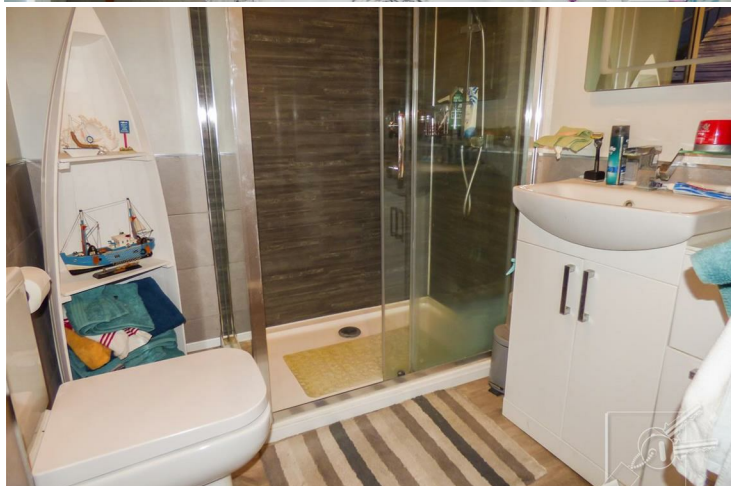
Guide Price £125,000



- ONE DOUBLE BEDROOM APARTMENT
- TOWN CENTER LOCATION
- CONSERVATION AREA
- MODERN SHOWER ROOM
- PERFECT FIRST TIME PURCHASE
- INVESTMENT OPPORTUNITY



156b Milton Road, Gravesend, Kent, DA12 2RG



PROPERTY LOCATION

Situated in Gravesend conservation area at the heart of historic Gravesend, surrounded by a multitude of shops, bars and restaurants. Gravesend train station is within walking distance of the apartment and offers a high speed service to St Pancras, London in just 22 minutes or you can take the domestic line to Charing Cross London or the Kent Coast, making it perfect for commuters. The A2, which gives access to the M2, M20 and M25 motorway links is easily accessible and there is a regular bus service to Medway or Dartford. If you fancy a river side walk then the River Thames with its famous Gordon Promenade and Fort Gardens are just a short walk where various events, entertainments and fairs take place particularly during the summer months.



PROPERTY DESCRIPTION

If you are looking for a stylish one bed flat with town centre amenities then this is the place for you. This apartment would be perfect for a first-time purchase stepping on to the property ladder or investment opportunity as a buy to let. Boasting sash windows, modern shower room and south facing lounge. Do not miss your chance to view.

COMMUNAL HALL & ENTRANCE

LOUNGE

4.61m x 3.61m (15'1" x 11'10")

South facing with sash window allowing lots of natural light into this generously sized lounge. Carpeted, radiator and electric decorative fireplace with wooden surround. Painted walls with wallpapered feature walls, modernizing the look of the room.

HALL

Doors leading to lounge, kitchen and shower room.

KITCHEN

3.15m x 2.62m (10'4" x 8'7")

Modern white high gloss wall and base units with square edge black worksurface, built in electric oven with hob. White tiled splash back, sink with draining board built. Recessed built in storage cupboard. Sash window looking out to front with radiator and wooden effect vinyl flooring.

SHOWER ROOM

1.92m x 1.85m (6'3" x 6'0")

3 piece bathroom suite. Vanity area with mirror, built in wash basin and W.C., heated towel rail, shower with extra rainfall shower head. Vinyl wooden effect flooring and marble effect part tiled walls.

BEDROOM

4.6m x 2.43m (15'1" x 7'11")

Double bedroom with sash window looking out to front of property, carpeted with radiator.

SERVICES

Mains Electric, Water and Drainage

LOCAL AUTHORITY

Gravesham Borough Council

Band B - £1,547.56 2022/2023



BROADBAND

Standard 19 mbps
Superfast 80 mbps
Ultrafast 330 mbps

Satellite & Cable TV Availability | BT & Sky

Mobile Coverage | Vodafone, O2, EE, 3

TENURE

Leasehold - 99 Years From 21 November 2002
Lease End Date 21/11/2101
Lease Term Remaining 78 years

Service charge - £491.12 per annum
Ground rent - £50 per annum

= £541.12

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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