



49, Venture Court, Canal
Road, Gravesend, DA12 2AT

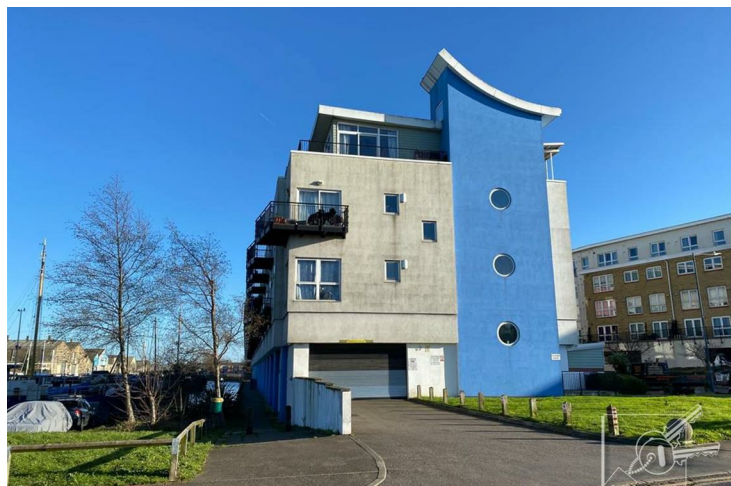
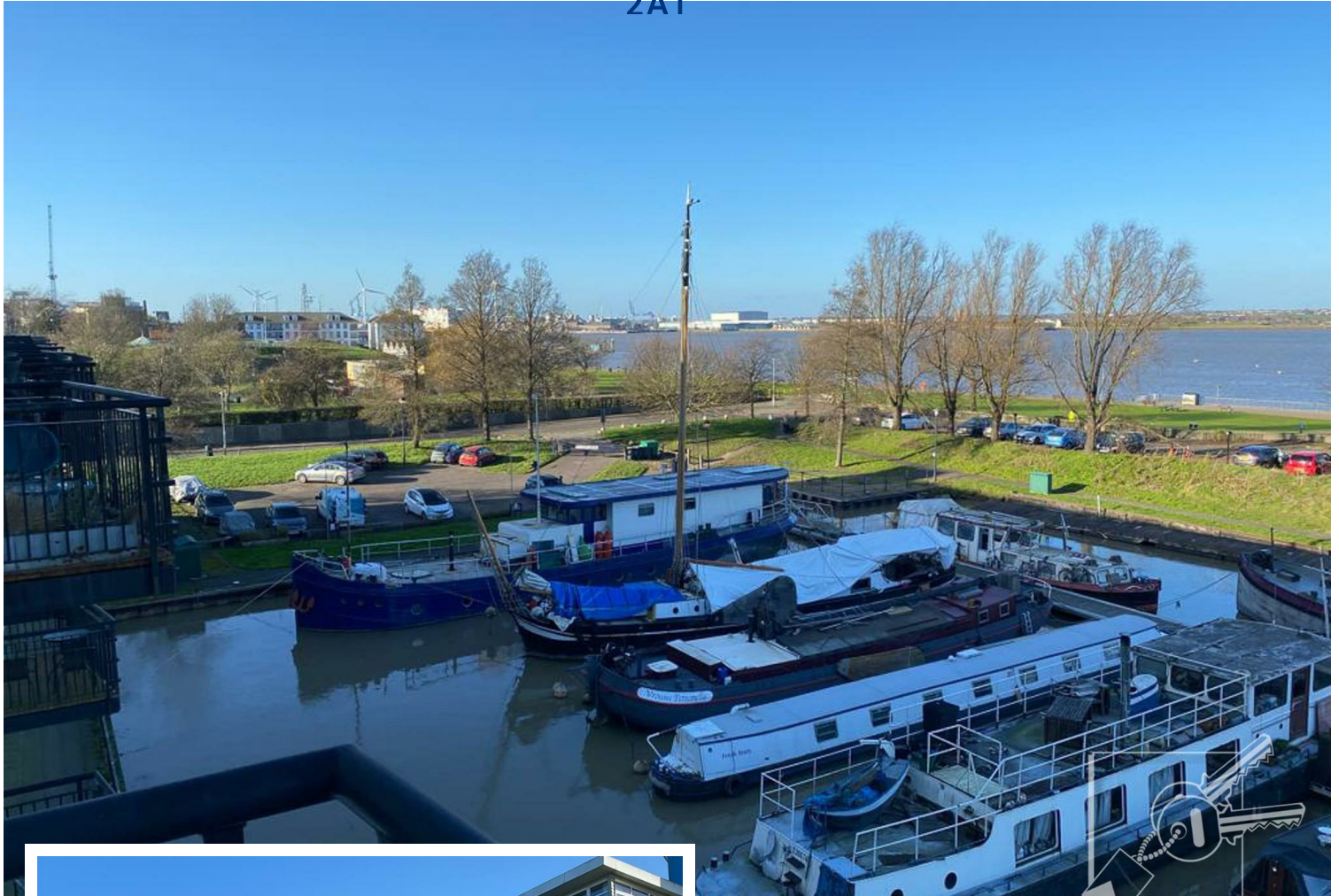
£230,000



- 2 Bedroom Apartment
- Open Plan Living/Kitchen/Dining
- Splendid Views Over The Canal Basin & Promenade
- Kitchen Complete With Integrated Appliances



49 Venture Court, Canal Road, Gravesend, DA12 2AT, Gravesend, Kent, DA12 2AT



LOCATION:

Venture Court is situated on Canal Road on the outskirts of the town centre and boasts splendid panoramic views over the canal basin, Gravesend Promenade, the River Thames with Essex beyond. It is conveniently located near to Gravesend Town Centre which offers an array of shops, bars, restaurants and gyms. The mainline railway station is within a mile and includes a high speed service to St Pancras London making it an ideal location for commuters. The A2, with links to the M25, M20 & M2, are easily accessible. It is within the catchment area of local primary, secondary and grammar schools.

DESCRIPTION:

An unmissable opportunity for those who enjoy contemporary and stylish living, we are pleased to bring to market this two bedroom second floor apartment. With its generous open-plan living accommodation opening onto a balcony, stunning riverside views and secure allocated parking space, you are sure to impress your friends and relatives. Boasting a well equipped fitted kitchen with integrated appliances, two double bedrooms including an en-suite shower room to the master bedroom and a family bathroom. The windows are double glazed and the property is heated via a Heat Exchange system with a communal boiler. Offered for sale chain free - these properties are a popular choice for homeowners and investors and we highly recommend viewing to appreciate just what is on offer here.

ENTRANCE:

The main entrance is accessed from Canal Road and the whole building benefits from 24 hour CCTV. Stairs/lift leading to all floors and access to the secure car parking area with an allocated space for this apartment.



HALLWAY:

Private entrance door leading into an L shaped hallway, carpet, fitted shoe cupboard, electrical fuse box, large built in storage cupboard housing the heat exchanger unit which supplies central heating and hot water. Wall mounted thermostat control.

OPEN PLAN LIVING/DINING:

A bright and airy room giving a sense of space with double glazed patio doors leading out onto a balcony boasting stunning views over the canal basin, Gravesend Promenade, the River Thames with Essex beyond. Carpet, two radiators. Open to:

KITCHEN AREA:

A well equipped fitted kitchen, comprising oak veneer wall and base cupboards, providing plenty of storage space including a glass front display cabinet and a room dividing unit/breakfast bar. Integrated appliances including Zanussi electric inset hob with stainless steel splash back, and matching canopy extractor hood above, Bosch electric built in oven and separate grill, integrated fridge/freezer, Neff integrated dishwasher and Hoover washer/dryer. Stainless steel one and a half bowl sink and drainer. Vinyl floor covering, local tiling to walls.

BEDROOM 1:

Double glazed window to front overlooking the canal basin, Gravesend Promenade and River Thames. Carpet, radiator. Access to:

EN-SUITE SHOWER ROOM:

Comprising shower cubicle with glass doors, wall mounted wash basin, low level w.c. with built in cistern. Tiled splash backs, fitted mirror front medicine cabinet, vinyl floor covering, radiator, shaver point.

BEDROOM 2:

A double room with double glazed window to front with splendid views over the canal basin, Gravesend Promenade, River Thames and Essex beyond. Carpet, radiator.

BATHROOM:

Modern white suite comprising panelled bath with shower, mixer taps and glass screen, wall mounted wash basin, low level w.c., vinyl floor covering, part tiled walls, radiator.



TENURE:

Leasehold. 125 years from 1.1.2007 - 1.1.2132 - 108 years remaining.

Management Company: PMUK

Service charge £3314.22 per year

We understand this can be paid every 6 months - currently £1657.11 or monthly - currently £277 by arrangement.

This Service Charge includes this flat's proportion of the cost of central heating, hot water, cold water and sewerage services, buildings insurance, cleaning, gardening, repairs and general maintenance of the communal areas and equipment, including: the passenger lift, CCTV system, door access controls, refuse collection and secure parking areas.

Ground Rent: £250 per year (We understand this increases every 25years)

We understand the lease states: no pets, no BBQ's and No Satellite Dishes

SERVICES:

Electricity, Mains Water, Mains Drainage





BROADBAND/MOBILE AVAILABILITY:

BROADBAND: Fibre, Hyper Optic via PMUK management company

(You may be able to obtain alternative broadband service from these Fixed Wireless Access providers covering the area - EE, Three)

MOBILE COVERAGE:

Indoor: EE, Three, Vodafone O2 (Voice & Data Availability)

Outdoor: EE, Three Vodafone, O2 (Voice, data & enhanced data availability)

This information has been provided by Ofcom.

LOCAL AUTHORITY:

Gravesham Borough Council:

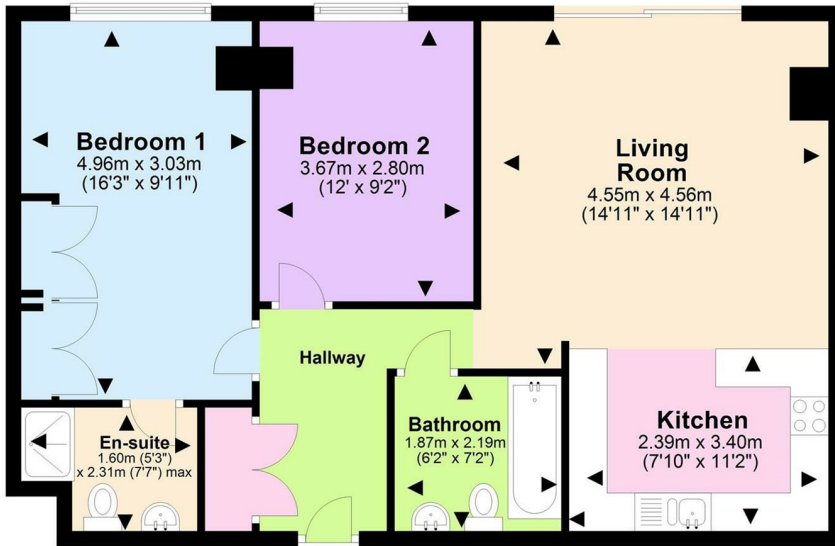
Council Tax Band D - £2089.14 for 2023-2024

PARKING:

One allocated under croft parking space. (Space 37)



Second Floor



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 84 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.