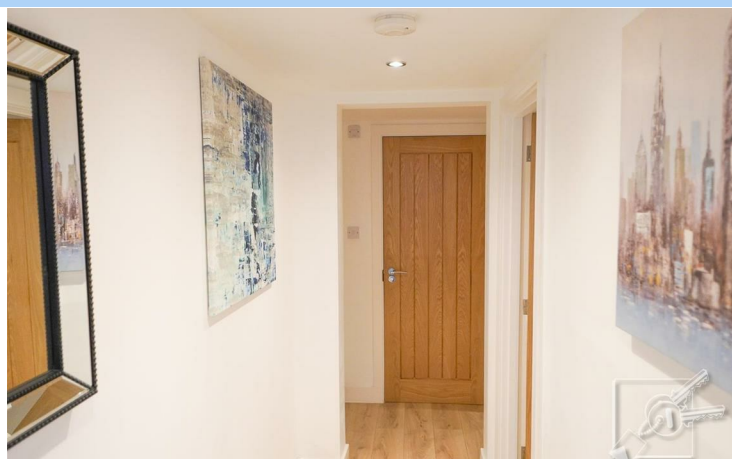


7a & 7b, Zion Place,
Gravesend, DA12 1BH

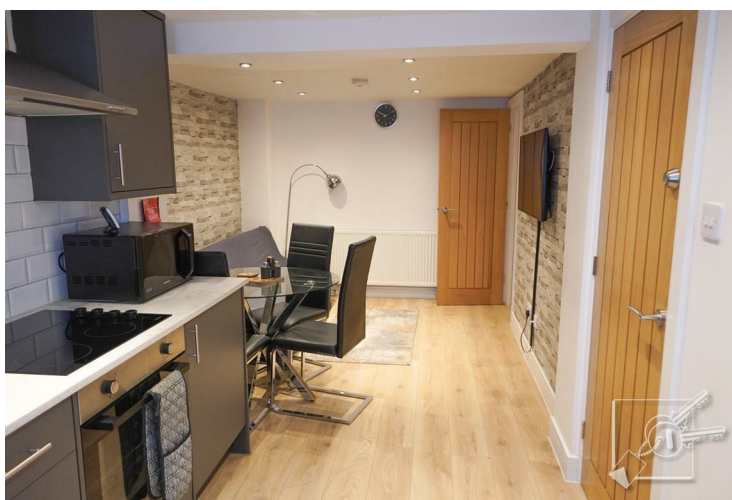
£350,000



- Modern Method Of On Line Auction
- 2 Bedroom Maisonette Over 2 Floors + 1 Bedroom Lower Ground Floor Flat
- Currently Bringing In Circa £35,000 p.a.
- Freehold Investment Opportunity
- Completely Refurbished
- Close To Gravesend Station & Town Centre



7a & 7b Zion Place, Gravesend, , DA12 1BH



DESCRIPTION:

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A mid terrace property extended to the rear, which has been converted to a high standard into two separate flats being sold as a freehold investment opportunity.

7A is a two bedroom maisonette arranged over two floors, with its own entrance, into a hall, living room, a superb fitted kitchen/diner, which boasts a feature skylight window and includes built in oven, hob and integrated fridge/freezer. On the first floor there are two double bedrooms and a modern bathroom. The property is heated by Gas Central Heating and benefits from double glazing throughout. The property enjoys access out in to a gravelled communal rear garden which is shared with the ground floor flat. Currently tenanted at £1500pcm, which is above average for the area.

7B is a lower ground floor maisonette also with its own entrance and comprises hall, one double bedroom, shower room and an open-plan, living/dining/fitted kitchen, again with a built in oven, hob and integrated fridge. Benefiting from Gas Central heating and double glazing throughout. We understand this property is currently let out as an 'Air BnB' netting around £1200pcm.

We understand the joint income for both properties is £2,700per month gross. The Air BnB netting £2,000 per month in summertime. (After paying for cleaning etc). Bringing in circa £35,000pa..

LOCATION:

Situated in the Upper Windmill Street Conservation area, just a short walk to Gravesend Railway station and strolling distance of Gravesend Town centre, this property is perfect for those who enjoy town living.

Ideal for commuters, Gravesend railway station provides services to Dartford, London, the Medway towns and Kent coast as well as a high speed service to St Pancras London. The A2 with links to the M25, M20 and M2 are also easily accessible for those who prefer to drive.

The town centre offers a wide range of shops and facilities including a good choice of pubs, cafe bars and restaurants whilst the renowned Bluewater is just a bus or car ride away. If you fancy a walk in the park then Windmill Hill is a point of interest where you can enjoy fantastic views over the town centre with the historic River Thames beyond. There is a children's play area up on the hill and at the bottom you will find Windmill Gardens, a bowling green and tennis courts, literally within a few minutes walk of the property or you can take a walk down to the river front, where you will find Gravesend's historic Gordon Promenade, the Fort Gardens and Queen Elizabeth Gardens.



FRONTAGE:

Large block paved frontage setting the property back from the road and allowing space for parking, subject to planning consent for a dropped curb. Steps leading up to the private entrance of 7A and steps down to the private entrance of 7B.

FLAT 7A:

HALLWAY:

UPVC front door. Laminate flooring, radiator. Access to under stairs cupboard.

LOUNGE:

Double glazed sash window to front of the property, radiator, laminate flooring.

KITCHEN / DINING AREA:

Laminate flooring, 2 radiators throughout the space. Inset spotlights throughout. Slate grey wall and base units. Built in Lamona oven and electric hob. Extractor fan. Stainless steel sink and drain with mixer taps Space and plumbing for washing machine. Integrated fridge and freezer. Double glazed window to rear of the property and side of property, door with access to communal garden. Flat roof lantern skylight.

BEDROOM 1:

Double glazed window to the rear of the property. Radiator. Carted floors. Inset ceiling spotlights.

BEDROOM 2:

Two double glazed sash windows to the front of the property. Carpet, radiator, inset ceiling spotlights.

BATHROOM:

Laminate flooring. Inset ceiling spotlights. Part tiled walls. Pannelled bath with shower and waterfall shower head. Low level w.c., vanity basin.

FLAT 7B:

ENTRANCE LOBBY:

UPVC front door leading to

HALLWAY:

Laminate flooring, radiator, inset ceiling spotlights.

BEDROOM:

Double glazed sash window to front. Carpeted floors, radiator. Fuse box located on the wall. Inset ceiling spotlights.

OPEN PLAN LIVING /KITCHEN /DINER

A spacious room with wood effect laminate flooring. Two radiators located throughout the space. Slate grey wall and base units. Lamona electric hob, built in oven, integrated fridge and freezer units. Space and plumbing for the washing machine. Stainless steel sink and drainer with mixer tap. Inset ceiling spot lights. Double glazed window and door leading to communal garden at the rear of the property. Worcester combination boiler concealed within cupboard. Extractor fan. Local tiling to walls.

SHOWER ROOM:

Laminate flooring, radiator. Modern white bathroom suite consisting of low level w.c., shower cubicle and vanity basin. Tiled walls, inset ceiling spotlights.

COMMUNAL GARDEN:

South facing rear garden accessed by both flats.

PARKING:

Permit Parking Scheme In Operation.

TENURE:

Freehold.

LOCAL AUTHORITY:

Gravesham Borough Council:

Flat 7A: Band A £1,402.51 pa 2023/2024

Flat 7B: Band A £1,402.51 pa 2023/2024

SERVICES:

Gas, Electric, Mains Drainage, Mains Water.

BROADBAND AND MOBILE SERVICES:

Broadband suppliers: Netomnia, Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering THIS area: EE, Three

Mobile Phone Indoor Availability: EE, Three, 02, Vodafone for both voice & data

Mobile Phone Outdoor Availability : EE,Three, 02, Vodafone for voice, data and enhanced data

This information has been provided by Ofcom on 15.3.24



AUCTION NOTES:

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

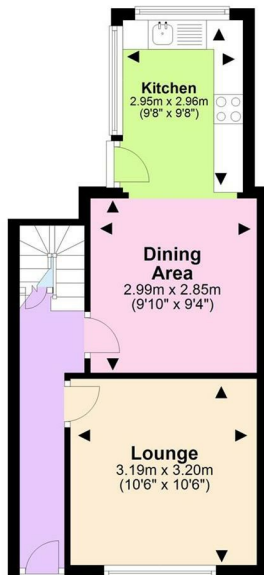
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

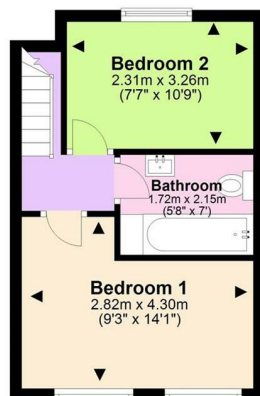
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



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.