



3 Coopers Court,  
Coopers Road,

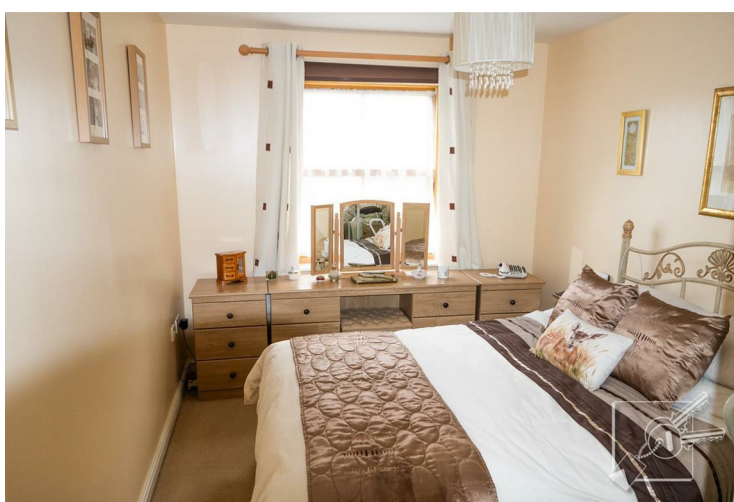
Asking Price £250,000



- SOLD BY SEALEYS WALKER JARVIS
- Modern Fitted Kitchen With Integrated Appliances
- Private Garden
- En- Suite Shower Room to Master Bedroom
- Underfloor Heating System (water)
- Allocated Parking Space



## 3 Coopers Court Coopers Road, Gravesend, , DA11 7DD



### LOCATION:

Coopers Court is a popular modern development, situated behind Perry Street shopping area, off Coopers Road, Northfleet and backs onto All Saints Church. A very convenient location to live with all of the shops and facilities of Perry Street offers in just a few minutes walk, Gravesend Town Centre with its Railway Station are within 0.75 miles, where you can catch the high speed train to London, St Pancras in just 23 minutes. The A2 is within a mile and provides links to the M25, M20 and M2. Ebbsfleet International railway Station is also within easy access and provided a high speed service to St Pancras, London in just 17 minutes. Cygnet Leisure Centre with its swimming pool and Gym is within a few minutes walk, whilst The Cylco Park is also nearby where they offer a range of sporting activities and fitness classes.

### PROPERTY DESCRIPTION:

This ground floor apartment is situated in the former grounds of a Grade II Listed Church. Boasting excellent size living accommodation, including a decent size lounge/diner with access out into your private garden and superb views of All Saints Church. A fitted kitchen with integrated, gas oven and hob, fridge/freezer and washing machine. There are two double bedrooms including fitted wardrobes, an en-suite shower room to the master bedroom and a family bathroom. The property is heated by wet underfloor heating throughout and benefits from double glazed windows. Other benefits include video entry phone system giving added security and an allocated parking space. Viewing is highly recommended to appreciate just what is on offer here.



#### **COMMUNAL ENTRANCE HALL:**

External entry phone system and individual mail boxes. Glazed doors leading through to communal hall way.

#### **ENTRANCE HALL:**

Video entry phone, cupboard housing "Megaflo Heatrae Sadia hot water cylinder", further cupboard with underfloor heating controls.

#### **LIVING ROOM:**

Double glazed window to rear over looking All Saints Church, double glazed French windows open out into a private rear garden. Room thermostat. Ample space for lounge furniture, dining table and chairs. Laminate floor, access to kitchen.

#### **KITCHEN:**

Double glazed window to side. Laminate tiled floor. Fitted with a range of modern woodgrain effect wall and base cupboards, built in gas hob, electric oven, integrated fridge/freezer and integrated washer drier, stainless steel one and a half bowl sink and drainer. Built in wine rack, black marble effect work surfaces.

#### **BEDROOM 1:**

Double glazed window to rear over looking the church, carpet, fitted mirror wardrobe, room thermostat, access to:

#### **EN-SUITE SHOWER ROOM:**

Modern white suite comprising shower cubicle with thermostatically controlled mixer and variable shower head, vanity wash basin with mixer tap, low level w.c. with built in water saving cistern, tiled floor, part tiled walls, chrome heated towel rail, electric shaver point.

#### **BEDROOM 2:**

A double room with double glazed window to front, carpet, room thermostat, fitted mirror wardrobe.

#### **BATHROOM:**

Modern white suite comprising panelled bath, with mixer taps and overhead shower, wash basin with mixer taps, w.c. with water saving cistern, shaver point, chrome heated towel rail.

#### **GARDEN:**

Small private low maintenance, rear garden overlooking the church. Paved patio, artificial lawn, and fencing.

#### **PARKING:**

Allocated parking space adjacent to the front entrance. Visitor car parking spaces available.

#### **TENURE:**

Leasehold: 999 years from 24th June 2007. 983 years remaining.

Management company: Coopers Court Management Company Ltd.

Freeholder: William James Developments Ltd.

Ground Rent: £250 p.a

Service Charge: for period 1st January 2024 - 30th June 2024 £517.89

#### **LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band C : £1,857.01





**BROADBAND & MOBILE AVAILABILITY:**

**BROADBAND:** Openreach - You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area: EE, Three

**MOBILE AVAILABILITY:**

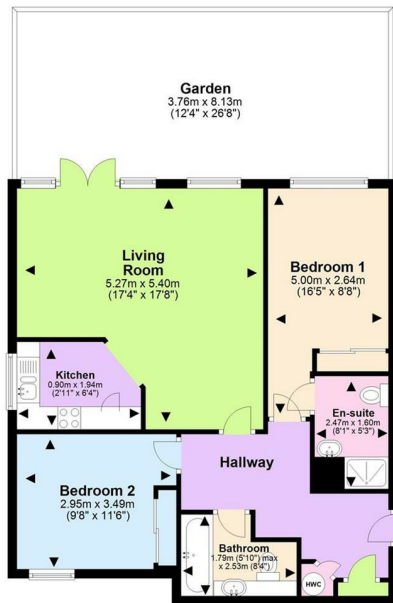
**INDOOR - EE - Voice**  
**THREE - Voice & Data**  
**02 -Voice & Data**  
**VODAFONE - Voice & Data**

**OUTDOOR:** EE, THREE, 02, VODAFONE provide voice, data and enhanced data.

This information has been provided by Ofcom on 17th April.



**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.