



7 Darnley Court,
Darnley Road,

£170,000



- SOLD VIA SEALEYS WALKER JARVIS
- One Bedroom First Floor Maisonette, Private Entrance
- Walking Distance To Railway Station & Town Centre
- Parking Space Within Residents Car Park
- Extended 999 Year Lease
- No Chain



7 Darnley Court Darnley Road, Gravesend, , DA11 0SD



DESCRIPTION:

If you're looking for a one bed apartment with town centre amenities and walking distance to the train station, this is the place for you. Situated on the first floor of this imposing building, with its own private entrance and parking space in a private carpark for residents of Darnley Court. The accommodation comprises lounge, kitchen, bathroom and a double bedroom. Benefitting from gas central heating and double glazed windows, the property offers immediate vacant possession and will be sold with a newly extended lease of 999 years.



LOCATION:

Located in the Darnley Road Conservation Area in the heart of Gravesend-, this property boast of all the great things the town centre has to offer from boutique shops and restaurants to fast train links into central London. The River Thames, Gravesend historic Gordon Promenade and Fort Gardens are all within walking distance where you can enjoy a walk along side the river.

Motorway links - M2, J1 - 4.49 miles, M2, J2 - 5.86 miles, M25, J2 - 5.48 miles

National Rail Stations - Gravesend Rail Station - 0.16 miles, Northfleet Rail Station - 1.77 miles



ENTRANCE:

The property is accessed via the rear of the property through it own private entrance door which leads into the entrance lobby,with radiator, wall mounted cupboard housing electrical meter and consumer unit, stairs leading to first floor.

LOUNGE:

Double glaze window to side, two radiators, laminate floor, built in storage cupboard.

KITCHEN:

Double glazed window to rear, fitted with white wall and base cupboards, rolled edge work surface, one and a half bowl sink and drainer, Gas hob with electric oven beneath. Vaillant wall mounted combi boiler for hot water and central heating.



BATHROOM:

Double glazed window to side, laminate tiled floor, tiled walls, heated chrome towel rail. White shell design suite comprising panelled bath, low level w.c. and pedestal wash basin.

BEDROOM:

A double aspect room with double glazed windows to front and side, radiator, laminate floor.

PARKING

There is an allocated parking space in the private residents car park to the rear.

TENURE:

Share of Freehold (remaining 6 owners of apartments share the freehold). The vendor is currently in the process of extending the lease to 999 years. We understand the service charge is £40 per month and there is no ground rent.

LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax Band A - £1458.61 for 2024-2025





SERVICES:

Gas, Electricity, Mains Water, Mains Drainage.

BROADBAND & MOBILE AVAILABILITY:

BROADBAND: Openreach: Standard 15 Mbps 1 Mbps Superfast 132 Mbps 20 Mbps

You may be able to obtain broadband service from these Fixed Wireless Access providers covering this area; EE, Three

MOBILE: INDOOR:

EE Likely
 Three Likely
 O2 Likely
 Vodafone Likely

MOBILE: OUTDOOR:

EE Likely
 Three Likely
 O2 Likely
 Vodafone Likely

This information has been provided by Ofcom on 19th May 2024. Data last updated: January 2024, based on the latest data available to Ofcom.



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	47	66
(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



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