



6 Vine Court,
Brewhouse Yard,

£110,000



- SOLD BY SEALEYS WALKER JARVIS
- No Onward Chain

- Town Centre Location
- Walking Distance of Station



6 Vine Court Brewhouse Yard, Gravesend, , DA12 2EJ



DESCRIPTION:

Whether you are a first time buyer or an investor this one bedroom top floor flat could be an ideal step on to the property ladder. If you enjoy town living and are looking for a base then this could be what you have been waiting for. Comprising a lounge/diner with access to the kitchen, a double bedroom and bathroom. The property is heated by electric heating.



LOCATION:

Vine Court is a small development situated on Brew House Yard, Queen Street in the centre of Gravesend Town and part of the High Street and Queen Street Conservation area. Perfect for commuters Gravesend Railway Station is within just a few minutes walk, where you can catch the domestic train into London or take the high speed to St Pancras, London within just 23 minutes. The town centre offers many shops, pubs, cafe bars, restaurant's and Gyms, all of which are on the doorstep. including the famous indoor market which offers a selection of stalls and street food . If you enjoy riverside walks, then the River Thames and St Andrews Gardens are just at the bottom of Queen Street, whilst Gravesend Gordon Promenade and the Fort Gardens are within a few minutes walk, where regular events , regatta's and fairs are held. There is a bus service from the town to Bluewater, Dartford and the Medway Towns, whilst the A2 with links to the M25, M20 & M2.



COMMUNAL HALL :

External entry phone system, tiled floor, stairs leading to top floor.

HALL:

Private entrance door, carpet, entryphone handset.

LOUNGE/DINER:

Double glazed window to front, carpet, electric wall heater. Arch through to:



KITCHEN:

Fitted with white wall and base cupboards, rolled edge work surface, stainless steel sink and drainer, electric cooker with extractor hood above. Local tiling to walls, tiled floor. Plumbed for washing machine, space for fridge/freezer.

BATHROOM:

White suite comprising panelled bath with shower mixer taps, pedestal wash basin, low level w.c.. Extractor fan, tiled flooring, mirror front medicine cabinet.

BEDROOM 1:

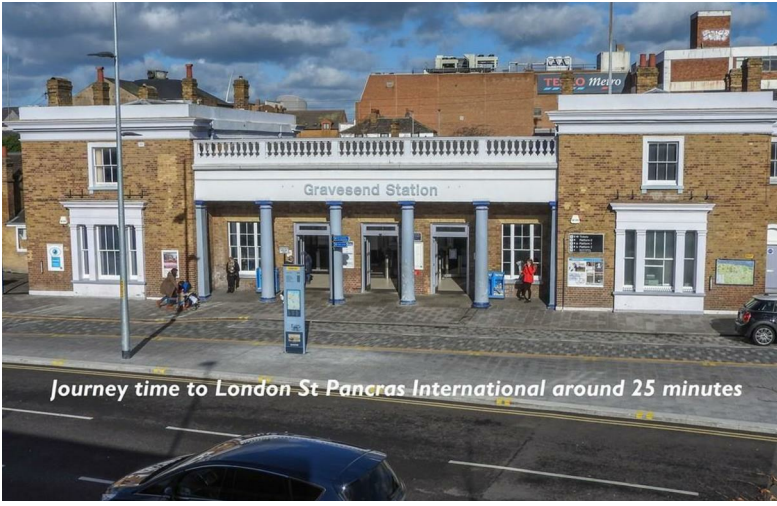
Two windows to side, electric wall heater, carpet.

TENURE:

Leasehold: 125 years from 1.12.1992 -1.2.2117 - 93 years remaining.

We understand the service charge is approximately £528 per year , which includes the ground rent, building insurance, management fee, communal electricity and cleaning of the communal areas.





Sealeys
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LOCAL AUTHORITY:

Gravesend Borough Council:

Council Tax Band: B - £1,701.71

Conservation Area: High Street & Queen Street

SERVICES:

Mains Electric, Mains Water, Mains Drainage.

Please note there is no Gas to this property.

BROADBAND/ MOBILE PROVIDERS:

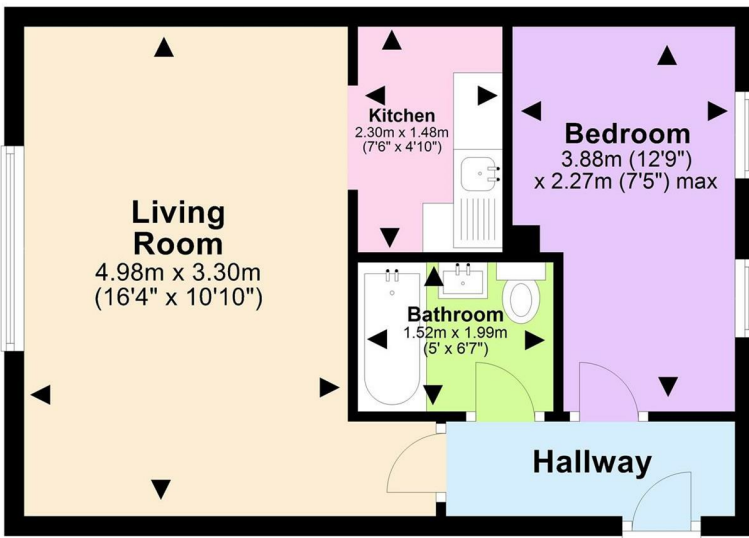
BROADBAND NETWORK PROVIDERS: We understand Openreach provide Standard and Superfast services. You may also be able to obtain broadband from the following fixed wireless access providers in this area: EE and Three

MOBILE PROVIDERS: EE, Three, O2 and Vodafone are likely to provide voice and data. 5G is predicted to be available from Three, O2, and Vodafone for outdoor use only.

PARKING:

Please note there is no parking with this property or in the adjoining street.

Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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