

SOLD STC



**Sealeys**  
Walker ■ Jarvis

46 Crawley Court, West Street,

£195,000



- SOLD BY SEALEYS WALKER JARVIS
- Allocated Parking Space
- Lift Access, No Chain
- Riverside complex



## 46 Crawley Court West Street, Gravesend, , DA11 0BE



### LOCATION:

Situated right on the banks of the River Thames on West Street, Crawley Court is ideal for those who want to walk into the town centre with its mainline railway station which offers a high speed service to St Pancras, London in just 22 minutes or the domestic service to London including, London Bridge and Charing cross - a perfect location for commuters. The town centre offers a wide selection of shopping and social amenities including a choice of bars and restaurants. Ebbsfleet International railway station is easily accessed and you can be in London within just seventeen minutes, whilst the A2 provides links to the M25, M2 and M20. If you fancy a walk in the park, then you have the choice of The Queen Elizabeth Gardens, General Gordon Gardens, Gravesend Promenade and Windmill Hill Conservation all close by.



#### DESCRIPTION:

If you enjoy river life, then don't miss out on the opportunity to purchase this very well maintained third floor apartment, situated in the sought after development of Crawley Court on the banks of the River Thames. This two bedroom flat comprises entrance hall, lounge/ diner, fitted kitchen, spacious shower room and 2 bedrooms. Other benefits include double glazing throughout, lift access, security entry phone system and one allocated parking space. Situated on the third floor, the flat offers panoramic views of the River Thames through every window and benefits from Juliette balconies that mean doors can be opened to make the most of the views.

#### FRONTAGE:

Sitting back off of West Street, the flat complex is accessed by a security door leading to the main hallway with an external entry phone system to the right of the door for guests. Bin room for all residents located through separate door in car park. Lift and stair access to floors above. Internal door leading to front door of flat.

#### HALLWAY:

Entrance door leading into a large and welcoming hallway with carpeted floors, wall mounted heater with cover and individual room thermostat. Utility cupboard with hot water cylinder immersion heater. Further built in cupboard with electrical consumer unit and shelving.

#### LOUNGE:

A light and airy space benefitting from double glazed French windows opening onto a Juliette balcony, and a single double glazed French door and Juliette balcony. Carpeted floors and wall mounted heater. Door leading to...

#### KITCHEN:

Beech effect shaker style wall and floor units. Space and plumbing for a washing machine. Hotpoint oven and electric induction hob with extractor fan located above. Space for fridge freezer. Localised mosaic tiling. Eye level shelves for more storage space. Square top work surface with matching upstand. Fitted sink and drainage board with mixer tap. Vinyl floor tiling. Double glazed window letting natural light in. Radio located under the unit.

#### BEDROOM 1:

Carpeted floors. Wall heater. Double glazed window to the rear of the complex with views out to the River Thames.

#### BEDROOM 2:

Carpeted floors, wall mounted heater. Double glazed window to the rear of the complex.

#### SHOWER ROOM:

A modern three piece suite consisting of concealed cistern low level w.c. and hand basin. A white gloss wall mounted cupboard for storage and a contrasting square top surface. Glazed walk in shower unit. Towel rail. Floor to ceiling tiled walls. Vinyl floor tiling.

#### TENURE:

Leasehold

lease length 125 years from 25 March 1989 - 90 years remaining.

Ground rent - 2023/2024 £150

Service Charges - 2023/2024 £1895.50





**LOCAL AUTHORITY:**

Gravesham Borough Council:

Council Tax Band C - £1,944.81 2024/2025

**SERVICES:**

Mains electric, mains water and drainage.

**BROADBAND & MOBILE AVAILABILITY:**

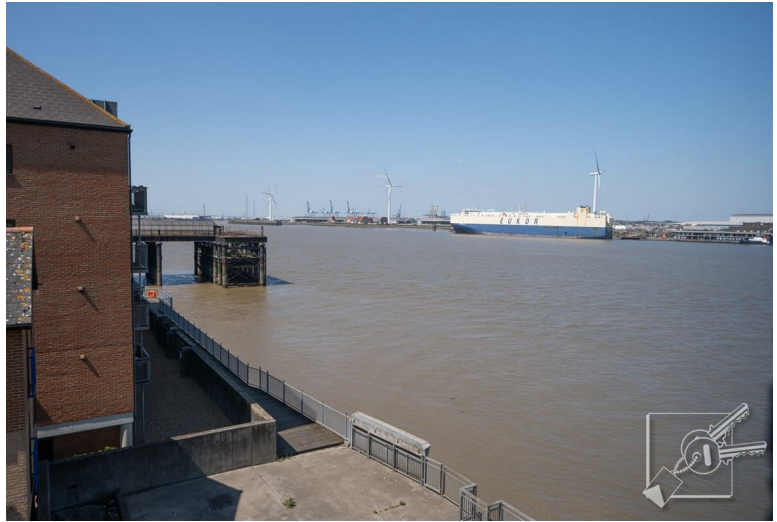
BROADBAND NETWORK PROVIDERS: We understand Openreach provide Standard and Superfast services.

Phone: We understand EE O2 & Three provide limited indoor voice and data and all three networks are predicted to provide good outdoor use. We understand that EE, O2, Vodaphone & three are predicted to provide 5G for outdoor use only.

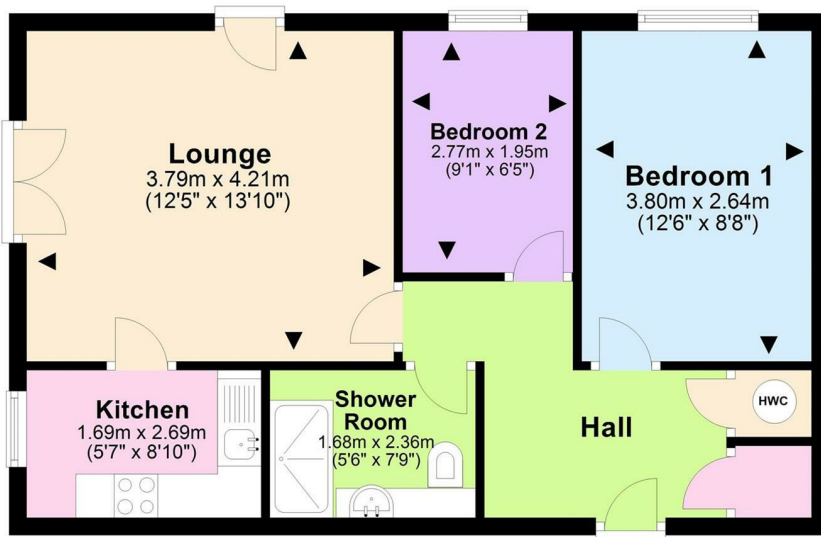
This information has been provided by Ofcom on 29th July..

**AGENTS NOTE**

Pursuant with the Estate Agent's Act 1979 Sealeys Walker Jarvis declare that the sellers of this property are related to an employee of Sealeys Walker Jarvis.



**Third Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</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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