



Flat 5 Sunningdale Court, Wrotham Road,

Asking Price £305,000



- Spacious 2 bedroom Penthouse Apartment
- Bathroom and en-suite shower room
- Allocated Parking Space
- Close to Shops and Station
- No Chain, Long Lease



Flat 5 Sunningdale Court Wrotham Road, Gravesend, Kent, DA13 0HJ



DESCRIPTION

A larger than average two bedroom apartment with bathroom, en-suite and dressing room to the master, A large lounge with under eaves storage and plenty of windows and velux style roof windows. Secure entryphone system and very well kept communal areas. Apartments in this desirable block don't come up for sale often, so you'll need to view this one swiftly, to be in with a chance of making this your own.

LOCATION

Sunningdale Court comprises two low level blocks of flats with allocated parking between and visitor parking. The block is just off the A227, Wrotham Road a road that leads directly into the neighbouring town of Gravesend. The local shops are just opposite and train station that goes into Victoria Station in London. is just a short walk down the road. There is a great mix of local supermarkets, cafe, restaurants, pubs and salons in the village which are widely used by locals and those from neighbouring areas.

CAR PARKING

There is open air allocated parking for each flat and additional visitor parking. Secure entry phone system and door leading into communal entrance hall.



COMMUNAL ENTRANCE

A well maintained communal entrance hall with carpeted stairs leading to entrance of flat.

APARTMENT HALL

Carpeted with doors to each room. Access to loft space.

LOUNGE

A generous square lounge, carpeted with under eaves storage area, with window and roof lights providing plenty of natural light.

KITCHEN

A fitted kitchen with wood effect wall and floor units, roll top worksurfaces, one and a half bowl stainless sink with mixer tap, built in fridge and freezer, Butler double gas oven, 5 ring gas hob and extractor, localised tiling and tile effect flooring. Roof light windows.



BATHROOM

White bathroom suite comprising, panelled bath with mixer taps and shower hose attachment, low level wc and matching pedestal wash basin, laminate flooring and tiling to walls.

BOILER CUPBOARD/STORAGE

A large walk in cupboard, with Megaflo cylinder and gas boiler, plus plenty of storage.

MASTER SUITE WITH DRESSING ROOM

A large and light double bedroom, carpeted with doors to en-suite and walk in wardrobe/dressing room.

With a little planning this dressing area could keep the need for furniture in the main bedroom to a minimum, allowing there to be a really spacious bedroom and have all the clothing etc hidden away. There is a cupboard door inside the room leading to further eaves storage.



EN-SUITE SHOWER ROOM

Walk in shower cubicle with glazed door, low level w.c. and wash basin with localised tiling and laminate flooring.

BEDROOM 2

A second bedroom - a generous size with additional under eaves storage.

TENURE

Leasehold - 999 years from 24.06.2004

No Ground rent is payable

Service Charges: £1385 per annum - The vendor advises this includes: as well as general maintenance, fire alarms, smoke detectors, outside door security, buildings insurance, window cleaning and gardening. There are no plans at present for any major expenditure as the communal areas have been repainted and carpets replaced recently.





UTILITIES

Mains gas, electricity water and drainage.

note: stopcock is in the communal hallway cupboard

LOCAL AUTHORITY

Gravesham Borough Council tax band B £1751.05 (2024/2025)

BROADBAND AND MOBILE AVAILABILITY

Indoor:

EE and Three report likely coverage for voice calls, and limited for data usage

O2 report likely coverage for voice and data usage, Vodaphone report limited coverage for both.



Outdoors all providers - EE, Three, O2 and Vodaphone report likely coverage for both voice and data outside the property

This information has been supplied by Ofcom 13.08.2024



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(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	

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