



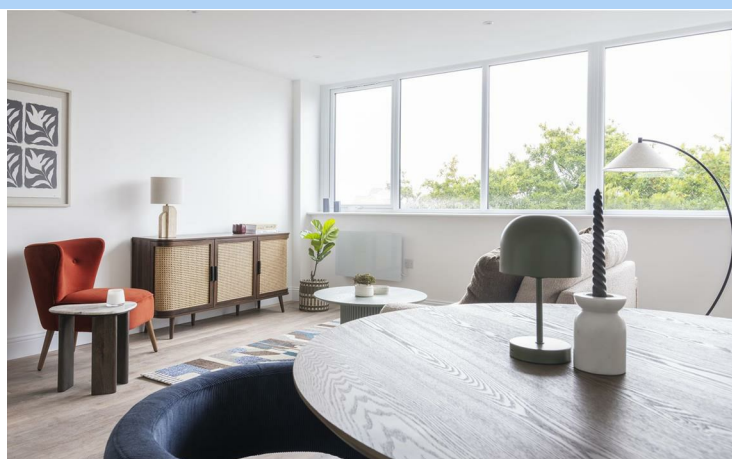
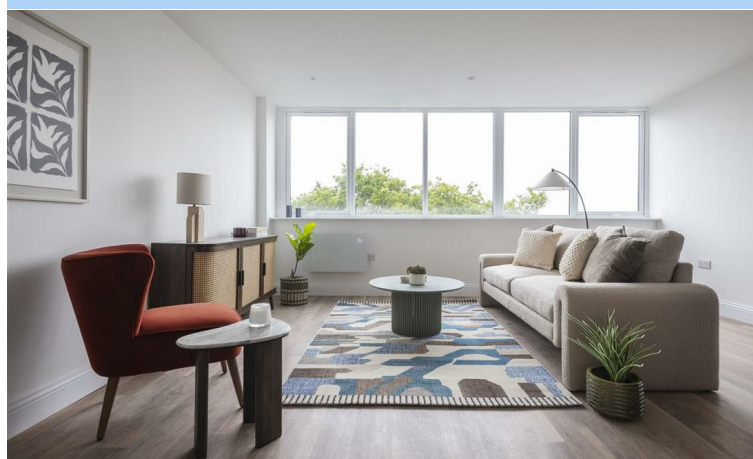
Trinity Point, New Road,  
Gravesend, DA11 0AJ

£323,500



Anticipated C or above

- Quality NEW BUILD Apartment
- Fully fitted kitchen with appliances
- Lift to all floors
- Video intercom for security
- Two bedrooms with En-suite to Master
- Parking spaces available
- Communal work spaces with high speed wifi
- Available early 2025 to move in



## Trinity Point New Road, Gravesend, Kent, DA11 0AJ



### LOCATION DESCRIPTION

Trinity Point is in probably one of the best locations in Gravesend for commuters - Just 200m away from the mainline railway station where you can get the highspeed rail link taking you into central London in just 23 minutes or the South East Coast. The town center is a street away and Asda is only 200m away. Car drivers can reach the A2 in 7 minutes and the ever popular Bluewater shopping complex is just a 10 minute drive. The town itself is a mix of architecture and has many restaurants and pubs for a vibrant social life.





## PROPERTY DESCRIPTION

Brought to you by a developer who produces quality, high spec apartments, this new build apartment provides a large 873.1sqft apartment, which has been completed to a high standard with all modern conveniences included - each flat has vast amount of glazing meaning each one is light and airy... There is a lift allowing easy access to all floors, parking spaces located at the back of the property are available to purchase with the apartment. Security is provided with virtual concierge/video entryphone to all flats. Kitchens are quality modern units with fully integrated appliances, utility cupboards in each flat for convenience and two bathrooms (one being en-suite) with modern tiling and finish. There is Karndean flooring throughout and solid oak doors... Viewing is highly encouraged as until you won't believe the quality of the fixtures and finish.

As an added bonus, this block brings London living to Gravesend - the builders have included on the bottom floor, a communal coffee lounge with Fussball and snooker tables plus coffee machines for the use of residents. Those residents who work from home can make use of the communal work from home offices with the added high speed wi-fi, ensuring you don't need to lose any living space for desks and the like - making your home, your retreat from the stresses of your working life.

Situated next to the lift, this flat is a larger than average two bedroom situated at the rear of the property meaning as a south facing flat with lots of windows, the flat remains bright all day.

## COMMUNAL ENTRANCE TO APARTMENT DOOR

Access is provided via video entrance phone for visitors. Through the communal entrances, and hallways to the apartment itself. The entrance door is situated next to the lifts and leads into the hallway with doors leading to all rooms

## UTILITY /STORAGE CUPBOARD

This oversized double cupboard houses the water tank and washing machine, to keep the kitchen free for creating your culinary masterpieces. There is also plenty of storage space left for drying or using the space for additional storage - this is a huge bonus for any apartment.

## LOUNGE

A large open plan lounge with huge windows providing plenty of natural light and with loads of space for all the furniture needed. Electric panel heaters, controlled throughout the apartment with mobile device remote control. Karndean flooring.

## KITCHEN

Open to the lounge sits the contemporary and functional fully fitted kitchen with High Gloss base and wall units with contrasting worksurfaces and matching upstand. Built in electric hob with glass splashback, oven, extractor over, larger fridge/freezer, Sink and drainer with stainless steel mixer tap, dishwasher and plenty of cupboard and storage space.

## FAMILY BATHROOM

A modern family bathroom with shower over 'p' bath with glazed screen, concealed cistern low level w.c. and inset rectangular hand basin, large mirror over. Localised marble tiling to walls and tiled floor. Integrated storage cupboards and heated chrome towel rail.

## MASTER BEDROOM

A large double bedroom with en-suite shower room. Electricity panel heater, large windows to rear, with plenty of space for storage and furniture. Karndean flooring.

## EN-SUITE TO MASTER

A shower room with fixtures and fittings matching that of the family bathroom, comprising a walk in shower with glazed screen, concealed cistern w.c. and rectangular inset sink. Marble tiled walls, mirror over sink and tiled flooring.

## SECOND BEDROOM

A second double bedroom, also at the rear of the property with alcove space for wardrobes. Panel heater and windows on rear wall.



### COMMUNAL AREAS

The developers have incorporated an array of exceptional amenities designed to elevate the living experience in this complex. These communal spaces allow residents to relax in the seating areas, socialise and use the coffee machines, football and pool tables.

The dedicated work from home areas offer high-speed internet access and plenty of work stations - avoiding the need for desks in your new apartment.

### TENURE

Leasehold

The build is due to be completed in Quarter 1 2025 and new leases will be supplied for each property of 999 years.

Ground rent is peppercorn.

Service charges to be confirmed, but anticipated at £1800 per annum for this two bed roomed flat.

### ADDITIONAL NOTES

10 year insurance backed builders warranty.

Mains supply smoke alarms and sprinkler fire protection system to all areas.

Secure bicycle storage.

It is possible to purchase for an additional cost a parking space in the rear parking area, which will have ANPR protection and each space purchased will be allocated to the relevant flat. Please speak to the agent for full details.

EPC is projected as C rating or above.

Representation of flat 13



184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

[www.sealeys.co.uk](http://www.sealeys.co.uk)  
Email: [sales@sealeys.co.uk](mailto:sales@sealeys.co.uk)  
Tel: 01474 369368



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