



35, Park Place,  
Gravesend, DA12 2BY

£170,000

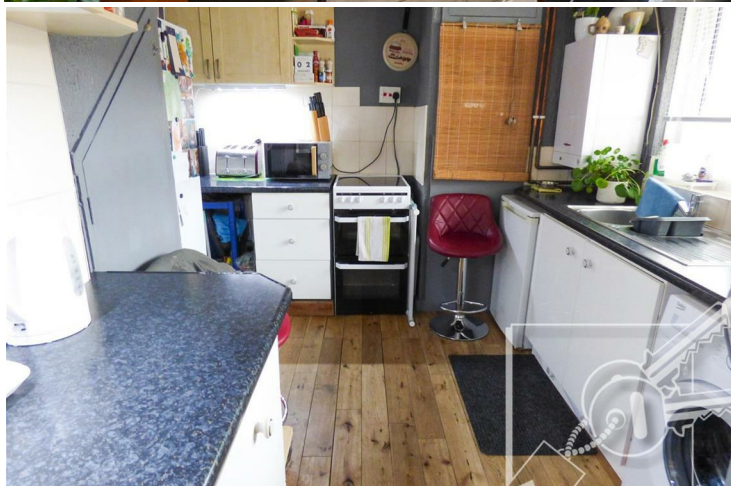
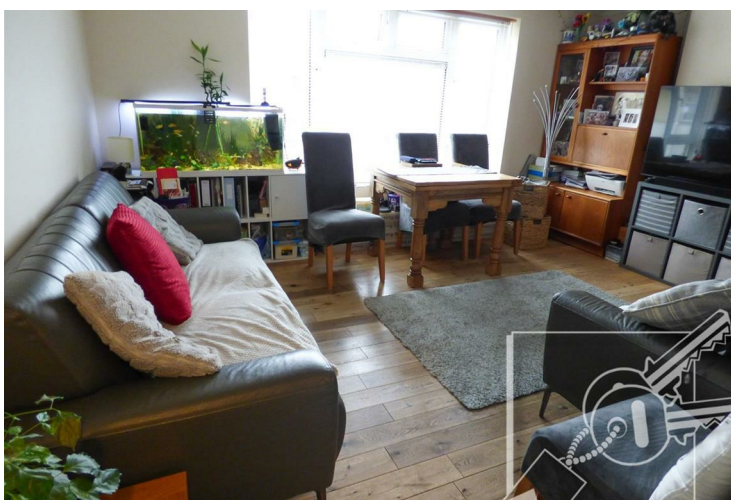
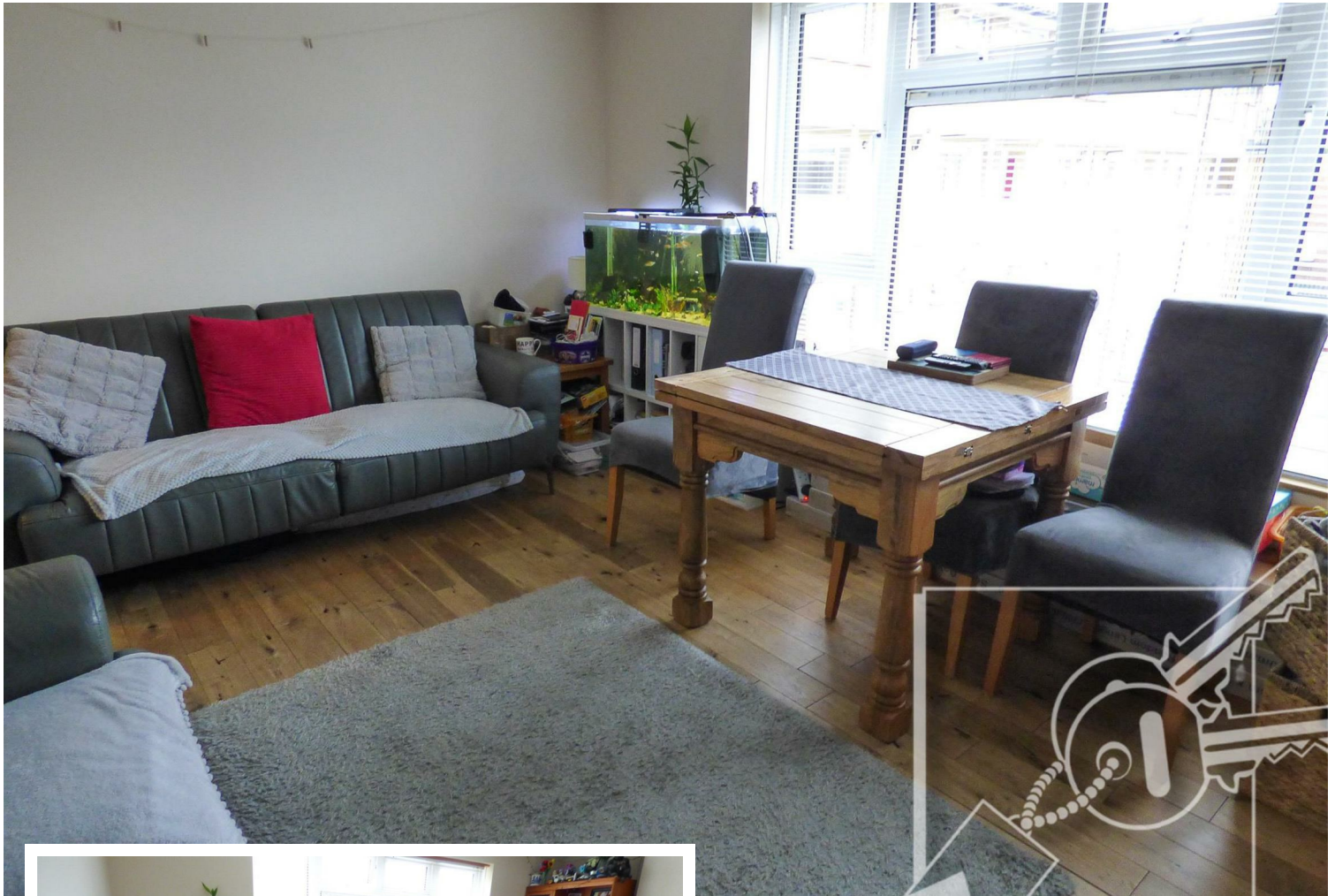


- SOLD BY SEALEYS WALKER JARVIS
- Close to Gravesend Town Centre & Railway Station
- Arranged Over Two Floors
- Ideal Home Or Investment





## 35 Park Place, Gravesend, , DA12 2BY



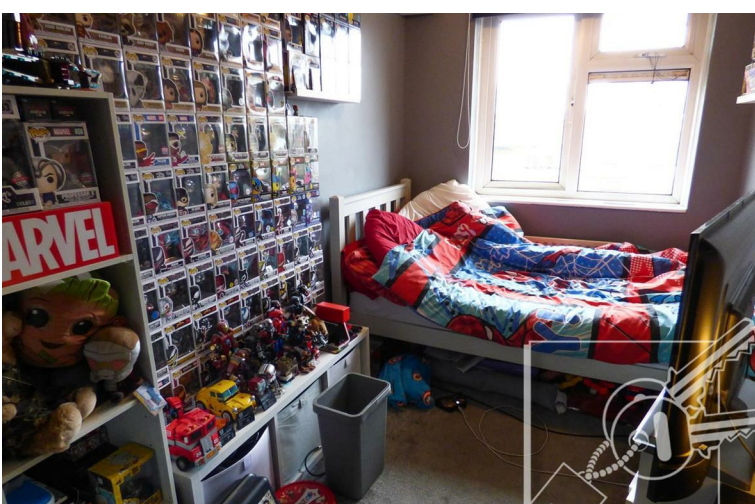
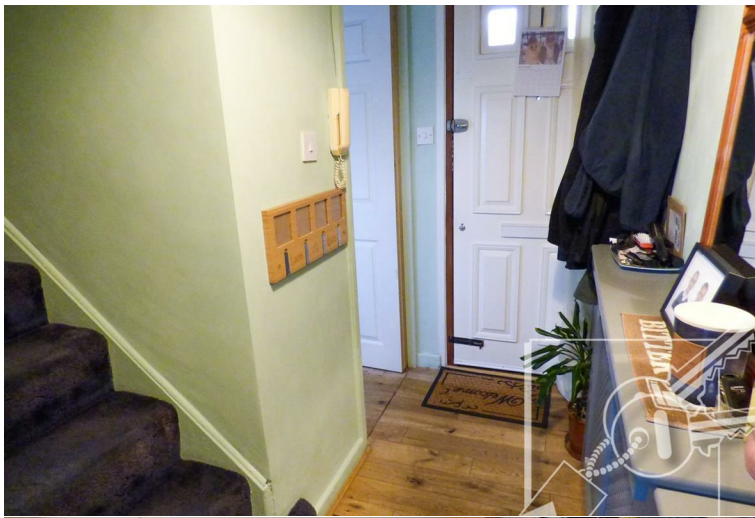
### DESCRIPTION:

This three bedroom split level maisonette arranged over two floors, comprising good size living accommodation throughout including, hall, lounge, kitchen, three generous size bedrooms and a bathroom. The windows are double glazed and the property benefits from Gas Central Heating. Overlooking a children's play area, these properties are popular with first time buyers, young families and investors.

### LOCATION:

Park Place is situated within 0.3 miles of Gravesend town centre which has many amenities including shops, supermarkets, doctors and dentists. Gravesend mainline railway station is within walking distance with links to London Bridge and the Kent Coast via the conventional line or St Pancras, London via the high speed train, making it ideal for commuters. Offering a high caliber of education including, a wide choice of primary schools, secondary schools, Gravesend Grammar for boys, Mayfield girls Grammar. Further education can be found at North West Kent College which is located in nearby Chalk, Mid Kent College and The University of Greenwich. Gravesend Promenade is close by which holds a hosts of events throughout the year, pleasant riverside walks and a popular cafe. The A2 with links to the M20, M2 and M25 are easily accessed.





#### FRONTAGE:

The development is accessed via security gates/entry phone system. Steps lead up to the second floor. Adjacent to the front door is the separate bin store.

#### HALL:

Front Door, wood effect floor, radiator, entryphone handset.

#### LOUNGE:

Double glazed window to rear, wood effect floor, radiator.

#### KITCHEN:

Double glazed window to front, fitted with white gloss wall and base cupboards, one and a half bowl stainless steel sink and drainer, work surfaces, Viessmann Combi boiler for hot water and central heating, plumbed for washing machine. (We understand from the vendor that the freestanding appliances are to remain.)

#### STAIRS/LANDING:

Built in storage cupboard, access to loft.

#### BEDROOM 1:

Double glazed window to front, carpet radiator.

#### BEDROOM 2:

Double glazed window to rear, carpet, radiator.

#### BEDROOM 3:

Double glazed window to rear, carpet, radiator.

#### EXTERIOR:

There is an external integral store to the front of the property and an additional brick built lock up storage shed. Communal children's play area. Communal drying area with washing lines.

#### TENURE:

Leasehold: We understand the initial length of the lease was 125 years from 12.3.2004

End Date:

15/03/2129

Term Remaining: 104 years

Ground rent: We understand the annual ground rent is £10 per year

Service Charge: We are advised that the service charge for year 2023-2024 was £831.76

#### LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax Band: B - £1784.35 2025/2026

#### SERVICES:

Mains Gas, Mains Electric, Mains Water, Mains Drainage.

#### BROADBAND/MOBILE NETWORKS:

**BROADBAND:** We understand Openreach provide Standard & Superfast services in this area. You may be able to obtain broadband service from these Fixed Wireless Access providers: EE & Three covering your area.

**MOBILE:** We understand EE, Three, Vodafone, 02 provide indoor and outdoor voice and data.

This information has been provided by Ofcom on 3rd February 2024 which was last updated in December 2024.

#### PARKING:

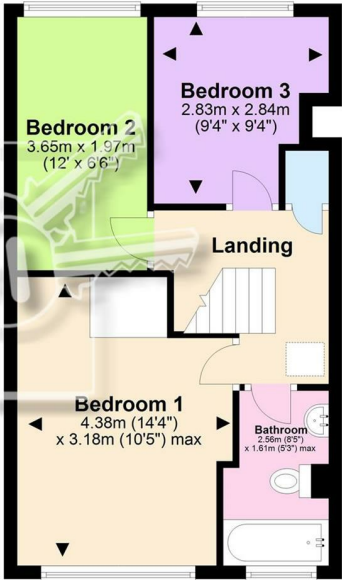
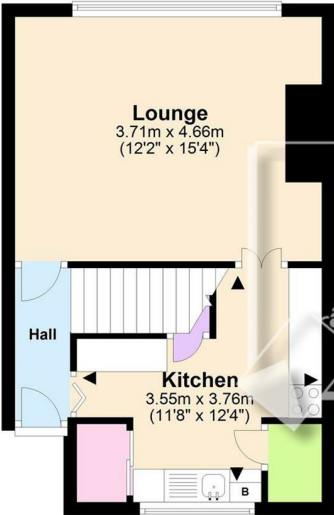


Parking is available on a first come first serve basis in the communal car parking spaces provided.



Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.