



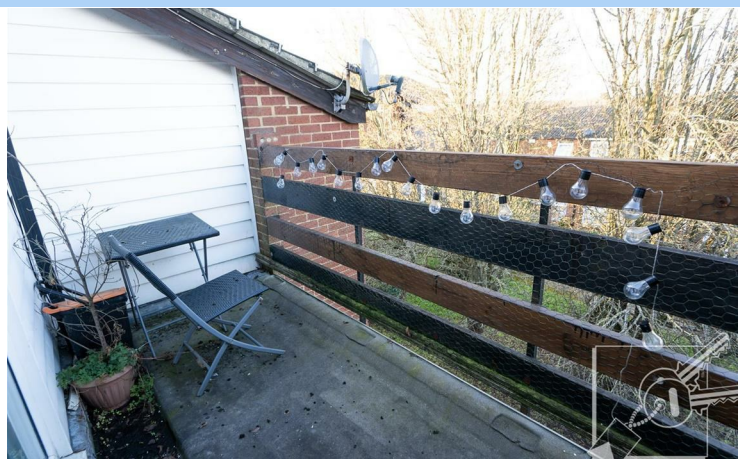
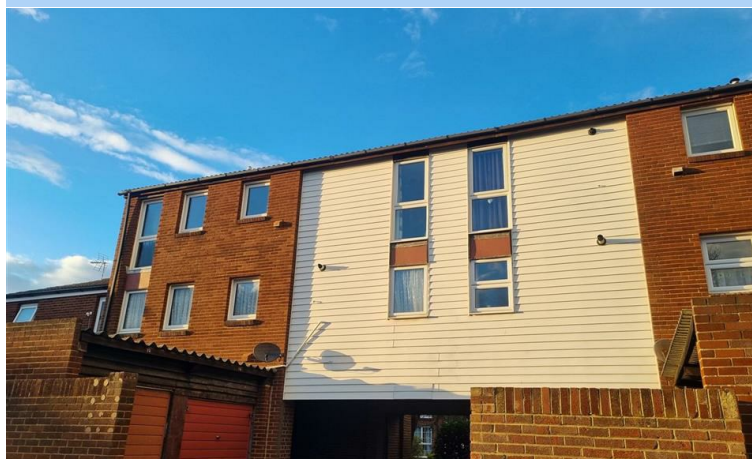
75, The Hollies,  
Gravesend, DA12 5ER

Price Guide £170,000



- One Bedroom First Floor Maisonette
- Court Yard Location

- Private Balcony, Carport for one car
- Long Lease remaining





## 75 The Hollies, Gravesend, , DA12 5ER



### DESCRIPTION:

We are pleased to bring to market this spacious one bedroom second floor (top) flat. Comprising spacious living accommodation including a good size lounge/diner with access onto a private balcony which is the perfect place to provide relaxation and enjoy a morning coffee or a glass of wine as the sun sets. The kitchen is accessed from the lounge/diner, the double bedroom comprises a built in wardrobe and the bathroom is off the hall. The property is heated by Gas Warm Air Heating and there is a designated carport. Always popular with first time buyers and investors, we highly recommend viewing.





#### LOCATION:

The Hollies is located in a courtyard position at Hever Court, Gravesend. Offering excellent transport links including easy access onto the A2 with links to the M2, M20 & M25, bus service into Gravesend town centre, and a commuter coach service to London. Gravesend town centre and mainline railway station are within approximately three miles, to catch the domestic train to London and the Kent Coast or you can take the high speed train to St Pancras, London and arrive in approximately 23 minutes. Ebbsfleet International Railway Station is just a short car ride away, where you can also catch the High speed Train and be in London within 17 minutes, making it an ideal location for commuters to live. There are local shops nearby where you can pick up everyday essentials. If you are a sports enthusiast then Cascades and Cygnet leisure centres are easily accessed or you can visit the Cyclo Park, which also hosts a choice of fitness classes.

#### FRONTAGE:

Accessed through a courtyard with greenery, mature trees and shrubs. Communal entrance with carpeted stairs leading to front door. Large Storage cupboard.

#### HALL:

Front door, entryphone handset, carpet, access to loft. Built in coat cupboard, airing cupboard. Doors leading to lounge/diner, bedroom and bathroom.

#### LOUNGE/DINER:

Double glazed windows to front and rear, double glazed door to balcony, carpet, warm air vent, dado rail, decorative coving. Access to Kitchen.

#### BALCONY:

An ideal area providing outside space. Space for cafe style table and chairs.

#### KITCHEN:

Double glazed window to rear, white one and a half bowl sink and drainer, white wall and base cupboards and work surfaces. Vinyl flooring, plumbed for washing machine, space for fridge/freezer. Built in cupboard, Warm air boiler with controls for heating, hot water and summer air flow system.

#### BEDROOM:

A double room with two double glazed windows, carpet, built in wardrobe, decorative coving.

#### CAR PORT:

The property benefits from its own allocated carport for one car. There are various visitor parking spaces on a first come first served basis.

#### TENURE:

LEASEHOLD: Lease Term: 999 years from 25 March 1976  
End Date: 25/03/2975  
Term Remaining: 950 years  
Service Charge: £500 per year  
Ground Rent: £1 per year peppercorn ground rent

We understand Maltby's, Gravesend are the managing agents.

#### SERVICES:

Gas, Electric, Mains Drainage, Mains Water.





**LOCAL AUTHORITY:**  
Gravesham Borough Council:  
Council Tax Band - B £1784.35 2025/2026

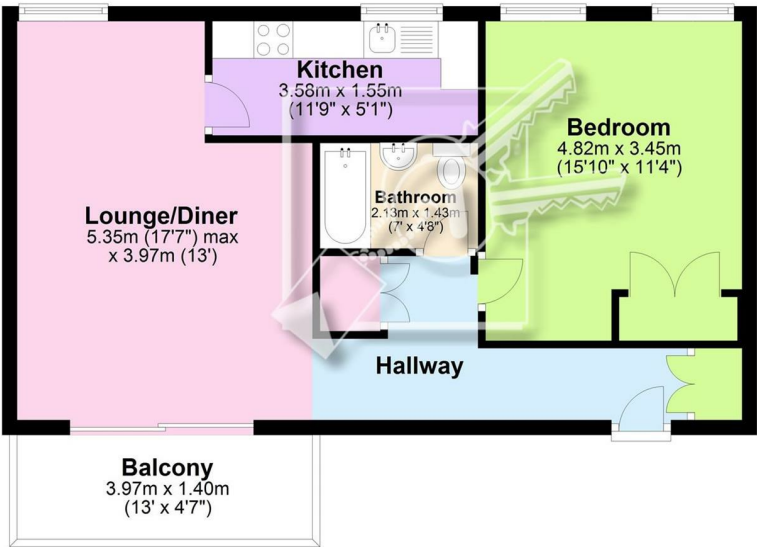
**BROADBAND/MOBILE NETWORKS:**  
**BROADBAND:** We understand Openreach provides Standard and Superfast services in the area. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering the area: EE, Three

**MOBILE NETWORKS:** We understand that EE,02 and Vodafone provide limited indoor service and that Three is likely to provide an indoor voice & data. All of these networks are likely to provide outdoor voice and data.

This information has been provided by Ofcom on 13th February 2025. we understand it was last updated in 2024

**LOCAL LAND SEARCH**  
Local Land Search 3005078 smoke control order in the area 10/00226/SMOKE

### First Floor



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