

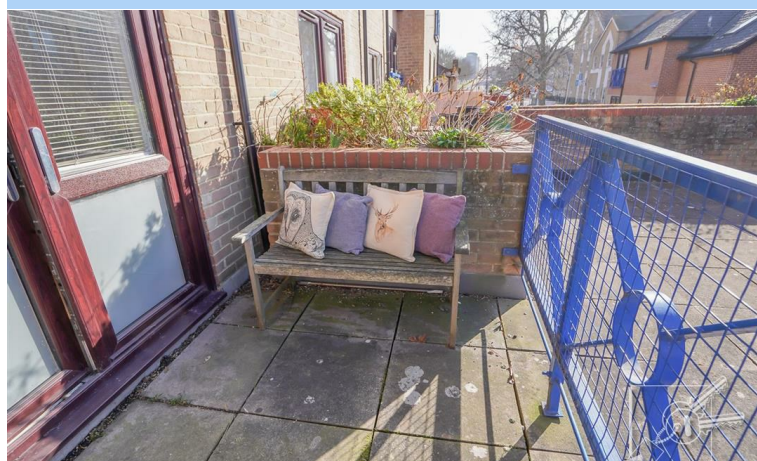


Crawley Court, West Street,

£120,000



- Riverside Studio Apartment
- Fitted Kitchen with Oven & Hob
- Private Patio with River Views, Lift Access
- No Onward Chain, Allocated Parking Space



Crawley Court West Street, Gravesend, , DA11 0BE



DESCRIPTION:

This riverside first floor studio apartment would be an ideal step on to the property ladder for a first time buyer or a buy to let investor. Boasting its own private patio offering that all important outside space, where you can enjoy the peaceful and tranquility of the river life go by, an allocated parking space, fitted kitchen and bathroom. The property is heated by electric heaters and a storage heater. Offered for sale with immediate vacant possession there is no on ward chain.



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.

ENTRANCE:

Communal entrance with external entry phone system. Lift or stairs to all floors.

HALL:

Private entrance door leading into hall with laminate flooring, walk in wardrobe, walk in cupboard with hot water cylinder, hanging and shelving space.

STUDIO ROOM:

Double glazed doors leading out on to balcony. Laminate flooring, electric storage heater, wall mounted electric fire, access to kitchen.

BALCONY:

Private balcony with space for small table and chairs. Views of river.

KITCHEN:

Fitted with Beech effect wall and base cupboards, Lamona solid hot plate electric hob, built in oven, plumbing for washing machine and microwave to remain, stainless steel sink and drainer. Laminate floor.

BATHROOM:

White suite comprising panelled bath with shower unit over, low level w.c., pedestal wash basin, electric heated towel rail, extractor fan, Dimplex electric wall heater, vinyl floor covering.

PARKING:

Under croft allocated parking space.

TENURE:

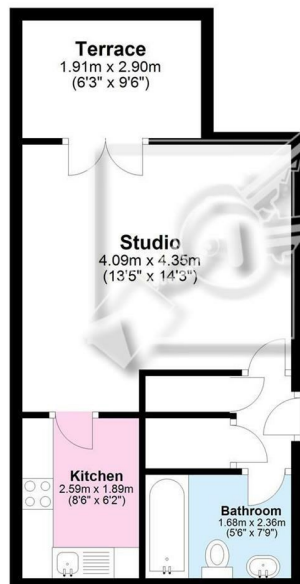
Leasehold: 125 years from 25.3.1989 to 25.3.2114
Approximately 89 years remaining.

Ground Rent: £150 per year. Reviewable every 25 years. (Next Review 2039 to £200)
Service Charge: £1, 137.30 p.a.
We understand Arrow Leasehold Management Limited are the managing agents.

No Pets or Smoking are allowed in the building.



Ground Floor



LOCAL AUTHORITY:

Gravesham Borough Council:
Band B - £1784.35 2025/2026

SERVICES:

Mains Electricity, Mains Water, Mains Drainage.

BROADBAND/MOBILE NETWORKS:

BROADBAND: We understand Openreach provides Standard, Superfast & Ultrafast services. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering the area: EE

MOBILE: We understand 02, Three, Vodafone & EE provide indoor and outdoor voice and data services within the area. 5G is predicted to be available around the location from the following provider(s): EE, Three, O2, Vodafone. Please note we understand predicted 5G coverage is for outdoors only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



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.