



Fairfield Square, Stuart  
Road,

Guide Price £230,000  
- £250,000

≡ B

- Close to the Town Centre
- Allocated Parking
- No Onward Chain
- Views of the River Thames

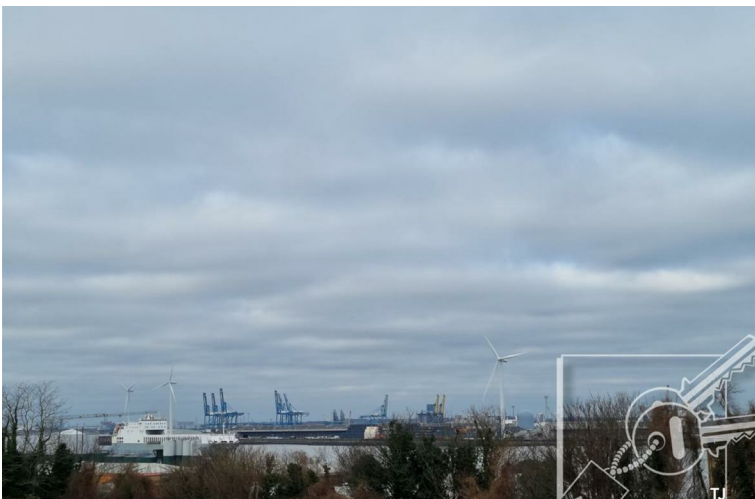


## Fairfield Square Stuart Road, Gravesend, , DA11 0DT



### DESCRIPTION:

Guide Price £230,000-£250,000. Offering immediate vacant possession this property is offered for sale move in ready. Being on the corner of the block, it is one of the largest apartments on this development and boasts two separate balconies, amazing views from the generous living room over the River Thames, a separate kitchen, two double bedrooms one with a balcony and the other with an en-suite shower room and a family bathroom. The property also occupies an allocated under croft parking space. Whether you are a first time buyer or an investor looking for a buy to let, this property is worth of your consideration. Viewing is highly recommended.



### LOCATION:

Fairview Square is situated in the heart of Gravesend Town Centre and within a few minutes walk of Gravesend Railway Station which offers a domestic line to London and the Kent coast and a high speed service to St Pancras London in just 23 minutes, making it perfect for commuters. The lively Town Centre offers an array of shops, restaurants, cafe bars and pubs. If you have children there are good primary and secondary schools including Grammar schools and further education at North West Kent College. You can also enjoy Riverside walks along the River Thames and Gravesend Promenade hold a variety of events throughout the summer months.

### COMMUNAL ENTRANCE:

External entry phone system, lift or stairs leading to all floors.

### ENTRANCE HALL:

Laminate flooring, cupboard housing water tank, storage cupboard, electric storage cupboard.

### LOUNGE/ DINING ROOM:

A generous size living room with stunning views. A large double glazed window to the side, and front with views over the River Thames and beyond. Door leading on to balcony for some outside space to soak in the view. Electric storage heater, laminate wood effect flooring.

### KITCHEN:

Wood effect laminate flooring. White wall and base cupboards. Charcoal quartz effect worksurface with matching upstand. Stainless steel one and a half bow sink and drainer. Plumbing for washing machine. Zanussi electric hob and oven. Extractor fan.

### BEDROOM 1:

Double glazed window to the side of the property. Electric storage heater. Laminate wood effect flooring. Leading to...

### EN-SUITE:

Laminate flooring.. White three piece consisting shower cubicle, w.c. and pedestal basin. Localised tiling. Heated towel rail.

### BEDROOM 2:

A double room with laminate flooring. Double gazed windows and door leading to balcony. Storage heater.

### BATHROOM:

Laminate flooring. White suite comprising bath with shower attachment, low level w.c. and pedestal basin. Heated towel rail.

### PARKING:

The property benefits from its own allocated parking space located in an under croft car park.



## TENURE:

Leasehold

125 year lease started on 01.09.2005 - approx. 100 years remaining

Ground Rent £391.00 pa

Service charge £2125 pa

Managed by Kent Gateway Block Management

## LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax band B - £1784.35 2025/2026

## BROADBAND & MOBILE AVAILABILITY:

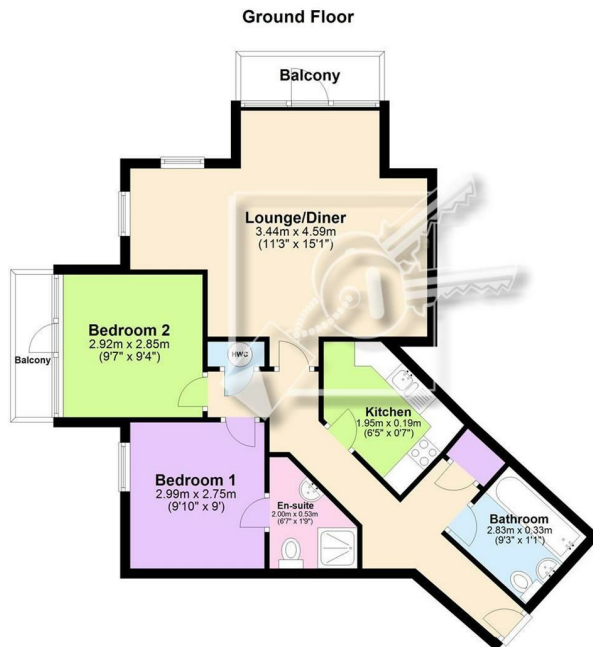
**BROADBAND:** We understand that Openreach provide, standard, superfast and ultrafast services. You may be able to obtain broadband service from these Fixed Wireless Access providers covering this location: EE, Three.

**MOBILE NETWORKS:** EE, Three and 02 provide indoor voice and data whilst we understand Vodafone is likely to provide limited indoor voice and data. All of these providers are likely to provide outdoor voice and data.

Data provided by Ofcom on 19th March 2025.

## SERVICES

Mains electricity, water and drainage.



## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 84        |
| (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 |           |

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



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.