

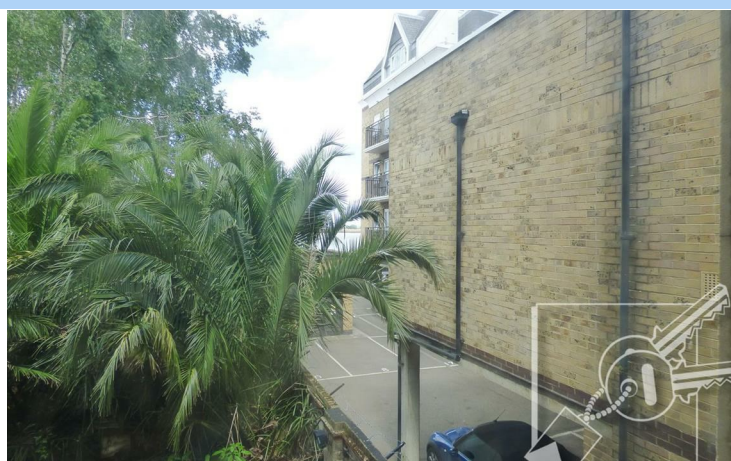
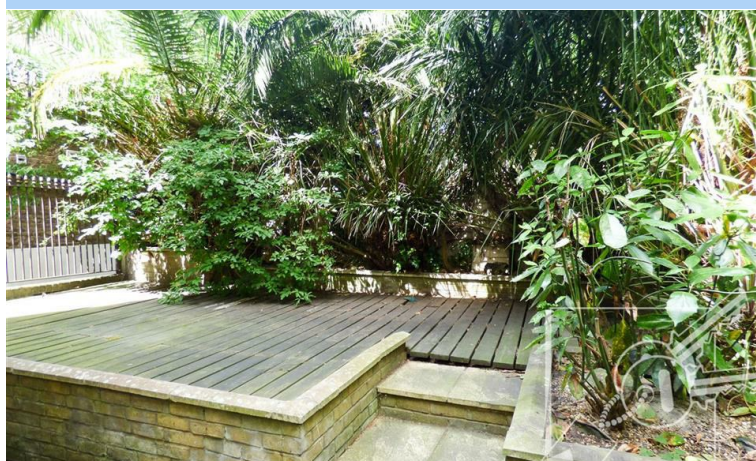


88, West Street,
Gravesend, DA11 0BL

Asking Price £180,000



- One Bedroom First Floor Apartment
- Views across the River Thames
- Move in Ready
- Within 0.25 miles of Gravesend Station



88 West Street, Gravesend, Kent, DA11 0BL



DESCRIPTION:

This one double bedroom first floor flat has been much improved by its vendors, since they bought it in 2016 and they have spared no expense in replacing the kitchen with solid wood units, new shower room with under floor heating, replacement boiler and flooring. The property is heated by Gas Central Heating. and boasts open plan living, one double bedroom with quality fitted wardrobed offering plenty of storage solutions.

LOCATION DESCRIPTION

Positioned in an enviable location along Gravesend's River Thames waterfront at West Street is this good size one bedroom, first floor, apartment.

The development is set amidst a thriving riverside community adjacent to the river and the town centre, including the St George's Shopping Centre and Gravesend station (with high-speed services to London St Pancras International), less than a quarter of a mile away. Clay Quay is the perfect location for connectivity and location. The Gordon Promenade is just a short stroll away and is a large open leisure space.



COMMUNAL ENTRANCE

A communal decked garden entrance with stairs to the first floor. External entry phone.

ENTRANCE HALL

Wall mounted entry phone. Solid Oak flooring.

LOUNGE

4.14 x 4.0 (13'7" x 13'1")

Georgian style Sash window to the front, solid oak flooring, ornamental fire place, radiator. Open plan to:

KITCHEN

3.09 x 2.50 (10'2" x 8'2")

Georgian sash window to side. Fitted with a range of solid wood wall and base units, in keeping with the style of the building. Solid wood work surfaces, Butler style sink unit, electric, ceramic hob with extractor above, built in oven/grill, built in wine rack, housing for fridge/freezer and microwave. Inset ceiling spot lights.



BEDROOM

4.12 x 2.96 (13'6" x 9'9")

Two Georgian style sash windows to rear, double radiator, decorative coving, fitted sliding wardrobes along one wall with ample hanging, shelving and internal drawer space, providing excellent storage solutions.

SHOWER ROOM

2.79 x 1.92 (9'2" x 6'4")

Marble flooring with underfloor heating, marble tiling to walls, plumbing for washing machine. Shower cubicle with glass screen and waterfall style shower, vanity wash basin, low level w;c. White gloss wall mounted cupboard, heated towel rail.



TENURE

Vendor advises that the property comes with a Share of the Freehold. All interested parties are advised to seek clarification of this via their solicitor. We understand there is no ground rent or service charge and that the building insurance is arranged by each separate flat owner. 999 years from 14th November 2000 with 975 years remaining.

SERVICES

Mains Gas, Electricity, Water and Drainage.

PARKING:

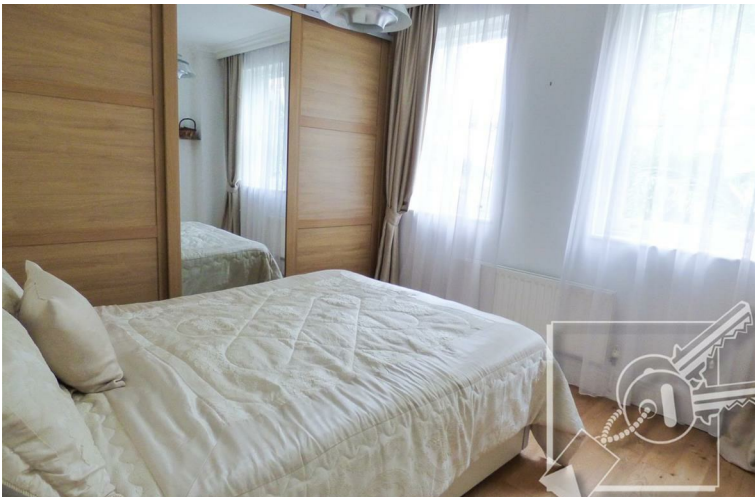
There is no allocated off street parking to the property. We understand the current owners previously paid for a permit/season ticket for the public carpark opposite the building.

LOCAL AUTHORITY

Council Tax: Gravesham Borough Council
Band: C - £2039.25 2025/2026

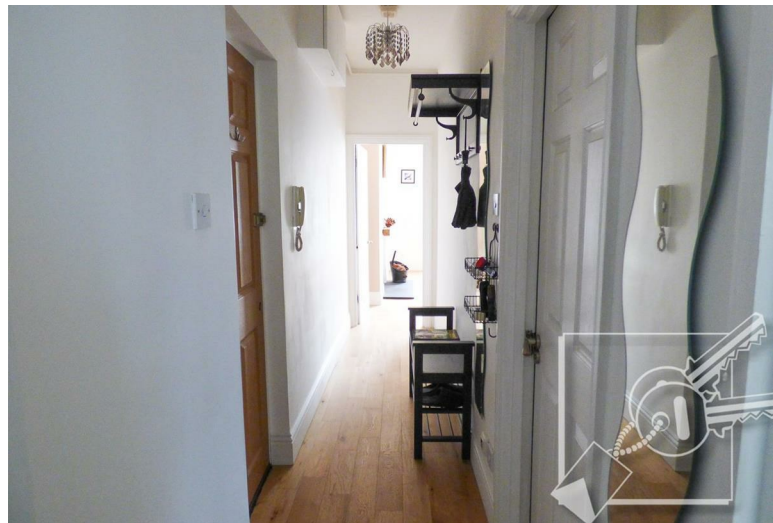
Clay Quay is part of the High Street & Queen Street Conservation Area

LOCAL LAND SEARCH





There are 7 local land charges for your search area. reference is: 3301881. High Street & Queen Street, Gravesend Conservation Area



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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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