

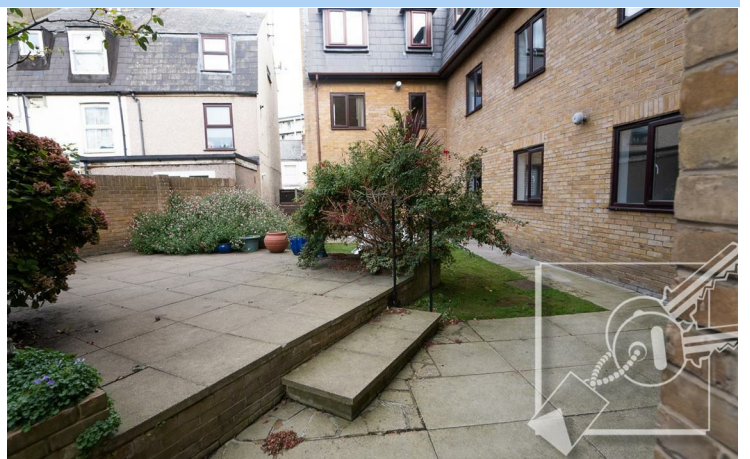


21, Pilots Place,  
Gravesend, DA12 2DG

£100,000



- Two Bedroom Retirement Flat
- Situated on The Corner Of The Top Floor (2nd)
- No Onward Chain
- Designed For The Over 60's
- Lift Access
- Extended Lease





## 21 Pilots Place, Gravesend, , DA12 2DG



### DESCRIPTION:

We are pleased to bring to market this two bedroom retirement flat designed for those over 60 years of age. Benefits include communal lounge, where you can socialise with your neighbours, and various functions take place, a courtyard style communal garden giving that important outside space, and a guest room which we understand can be booked in advance if you'd like to have visitors stay overnight. We are advised by the residents that this is a well run development offering value for money.

Offering immediate vacant possession meaning no onward chain complications, the flat is located on the second floor and ready to move into. The accommodation comprises; hall, a spacious double aspect lounge/diner, fitted kitchen, including built in oven and hob, bathroom, a generous size double bedroom, a second bedroom which is currently used as dining room. The property is heated by electric storage heating and the windows are double glazed. We understand there is off street parking available by arrangement. **VIEWING HIGHLY RECOMMENDED**





### LOCATION:

Pilots Place is situated off East Terrace, in a quiet area of Gravesend Town Centre and within easy access of the mainline railway station which offers services to London and the Kent Coast including a high speed train to St Pancras, or Ebbsfleet International Station offers a high speed service to London in just seventeen minutes. Gravesend's famous Fort Gardens and General Gordon Promenade, alongside the Thames leisure area, are close by. If you fancy a some retail therapy then Bluewater shopping complex is a bus or car ride away where there is also a choice of café bars and restaurants. The A2 M2 M20 Motorway links are easily accessible for those who drive.

### COMMUNAL ENTRANCE:

The property is approached by security doors with external entry phone system. Access to communal lounge, communal kitchen, w.c and communal gardens. There is a lift or stairs leading to all floors.

### HALL:

Entrance Door. Emergency pull cord connecting to warden, built in storage cupboard, airing cupboard with hot water cylinder and immersion heater. Carpet. Access to loft.

### LOUNGE:

A double aspect room, with double glazed windows to front and side, carpet ,electric storage heater. Access to Kitchen.

### KITCHEN:

Double glazed window to front, stainless steel sink and drainer, wall and base units, work surfaces. Inset electric hob, built in oven and integrated extractor hood, space for fridge/freezer, plumbed for washing machine.

### BEDROOM 1:

A double bedroom with double glazed window to side, carpet, electric storage heater.

### BEDROOM 2:

A single room with double glazed window to side, carpet, electric storage cupboard. This room would lend itself to a separate dining room/study/hobbies room, if not required as a bedroom.

### BATHROOM:

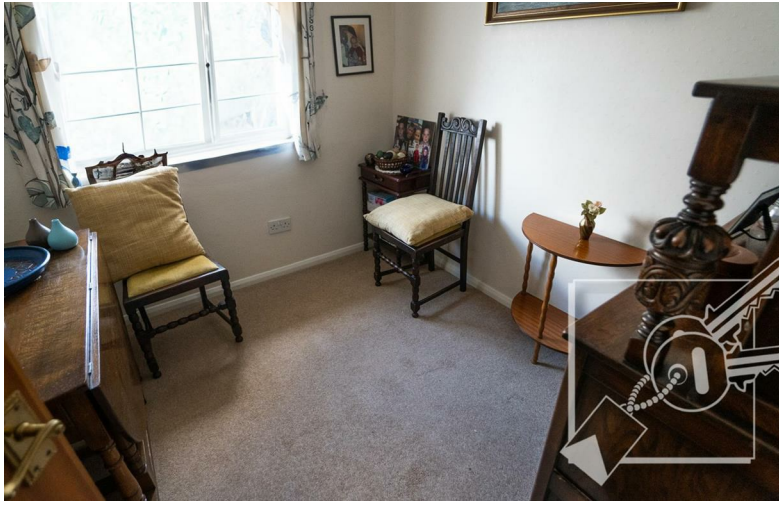
White suite comprising panelled bath, pedestal wash basin and low level w.c. Tiled walls, tiled floor, shaver light point.

### COMMUNAL LOUNGE:

This is where you can get together with your neighbours and socialise with a cup of coffee and where various activities and functions take place. There is a communal kitchen area and w.c. i

### COMMUNAL GARDENS

There are well maintained communal gardens which are maintained by the management company.



**First Floor**



### TENURE:

Leasehold: We understand the lease was extended in 2014.

Lease Term: 189 years from 29 September 1987

End Date: 29/09/2176

Term Remaining: 151 years

We understand the current service charges are £4090.20 p.a. and can be paid in monthly instalments at £340.85 pcm  
Ground Rent: £150 p.a.

### SERVICES:

Mains Electricity, Mains Drainage, Mains Water

### LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band C - £2,039.25 for 2025-2026

### PARKING:

There is allocated parking for Pilots Place residents in a gated car park located on Bentley Street.

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>	<b>73</b>	<b>73</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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