



4, Covesfield,  
Gravesend, DA11 0EG

Asking Price £200,000

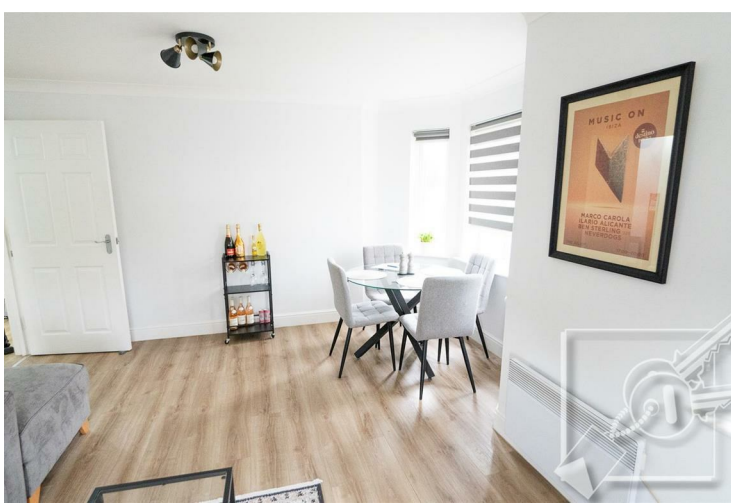
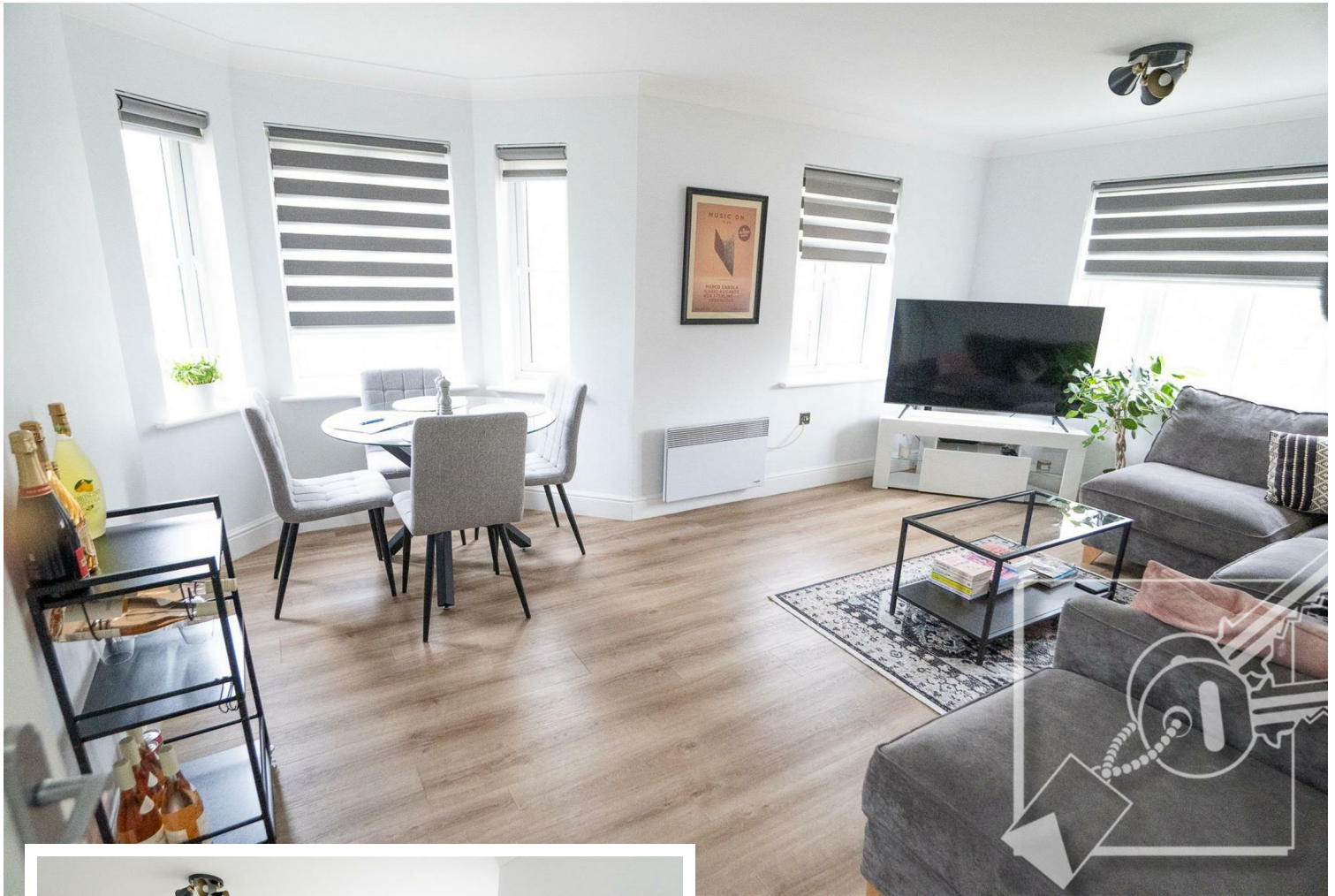


- Two Double Bedroom First Floor Apartment
- Good Size Living Accommodation
- Garage & Parking Space
- Popular Development Of Similar Style Properties





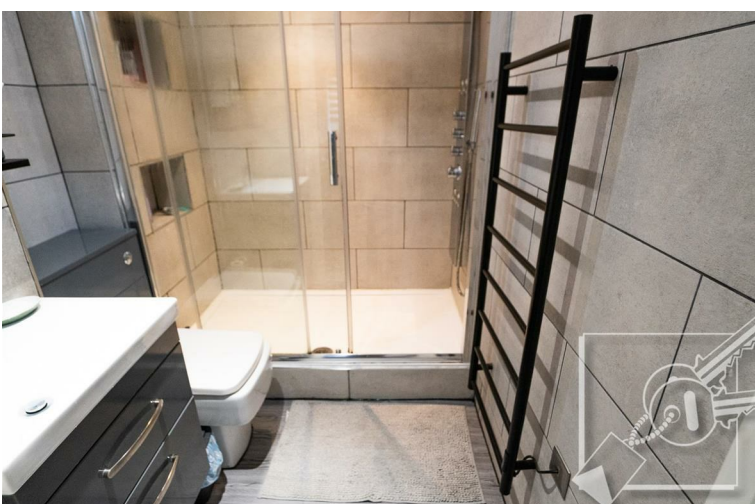
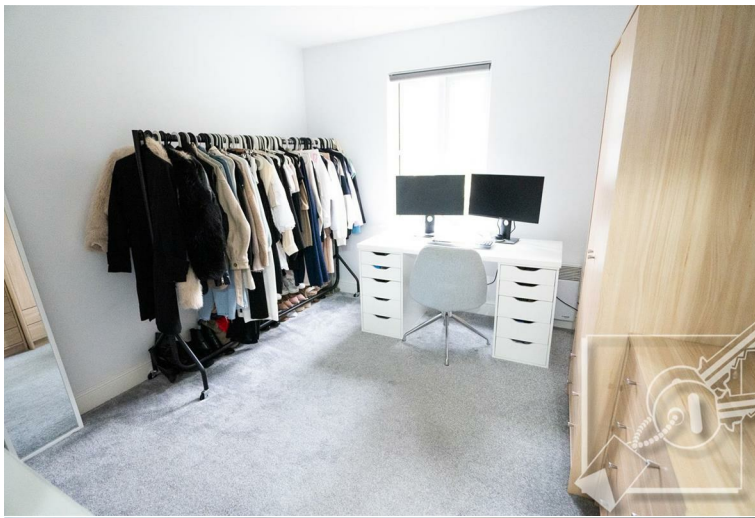
## 4 Covesfield, Gravesend, , DA11 0EG



### DESCRIPTION:

£200,000-£210,000 Located on the first floor, this two bedroom apartment boasts excellent size living accommodation, including a spacious lounge/diner with feature bay window, two double bedrooms, fitted kitchen and a rather nice shower room with a recently updated suite. You will have no problem parking as there is off street parking in the communal residents only car parking area and the added bonus of a garage. This is an ideal step on to the property ladder for any first time buyer looking to set up home or investor looking for a appealing rentable property. In summary, this first-floor flat in Covesfield is an attractive option for those seeking a contemporary home with ample space and parking. Do not miss the chance to make this lovely property your own.





### LOCATION:

Located within 0.8 miles distance of Gravesend town centre, which offers a wide selection of shopping and social amenities, together with a high-speed rail link into London St Pancras within 23 minutes, making it ideal for commuters. Local schools are all within the locality and this estate remains a popular location for families and professionals. Asda along with B&Q, Lidl and other superstores on the retail estate, are within walking distance, whilst Bluewater shopping complex with it's café bars, restaurants, cinema and other entertainments are just a short car or bus journey away. Ebbsfleet Railway Station is within close proximity where you can also travel to London on the high speed train and arrive with in approximately 17 minutes.

### COMMUNAL ENTRANCE:

The property can be entered from either the front or the rear. External entry phone system, external lockable mail boxes to the front entrance, door leading into communal hall way with stair case leading to the first floor.

### HALL:

Entrance door, laminate floor, entryphone hand set, electric wall heater. Access to all rooms.

### LOUNGE/DINER:

A bright and spacious double aspect room with double glazed bay window to front, further double glazed window to front and double glazed window to side, wall mounted electric heater, laminate flooring. There is plenty of space for lounge and dining furniture.

### KITCHEN:

Fitted wall and base units including a glass fronted cabinet with light. Recently refurbished with new work surfaces and sink and drainer, new electric hob, "Zanussi" built in oven. Integrated dishwasher, plumbed for washing machine and space for fridge/freezer. Inset ceiling spot lights

### SHOWER ROOM:

A modern suite comprising double shower cubicle with glass screen, multi jet shower unit and waterfall shower head, vanity wash basin, low level w.c with built in cistern, Fully tiled walls, new grey laminate flooring. Electric, towel rail.

### BEDROOM 1:

A double room with double glazed window to side, built in wardrobe, carpet, electric slimline heater.

### BEDROOM 2:

A double room, with double glazed window to front, carpet, electric slimline heater.

### GARAGE:

The property boasts its own garage with double wooden doors in addition to the plentiful parking in the communal residents area, on a first come first serve basis.





### TENURE:

Leasehold. We understand Lambert Smith & Hampton are the managing agents for the block:

Start Date: 28/08/2003

End Date: 31/12/2128

Lease Term: from 29 August 2003 to 31 December 2128

Term Remaining: 103 years

Your solicitor/conveyancer should check full details prior to exchange of contracts.

We are advised by the vendor that current service charges are £1800 per year and the ground rent is approximately £250pa.

### SERVICES:

Mains Electricity, Mains Water, Mains Drainage.

### LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax Band: Band C = £2039.25 for 2025-2026

### LOCAL LAND SEARCH

There are 9 local land charges for your search area.

Your free search reference is: 3675945 - Smoke Order In Place 10/00226/SMOKE

### First Floor



Floor plan is for illustrative purposes only.  
Plan produced using PlanUp.

| 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 |           |

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.