





This charming two-bedroom semi-detached house is situated in a quiet residential area of Gravesend, with easy access to local amenities, schools, and excellent transport links. Offering a perfect blend of comfort and convenience, this home is ideal for families or professionals looking for a spacious property in a sought after location. With a well-maintained interior, good-sized garden, garage and off-road parking, it presents an excellent opportunity for those wanting to settle in.

Available Now

Upon entering the property, you are greeted by a bright, spacious and welcoming living room. offering a cozy atmosphere with a large window that floods the room with natural light and there is plenty of space for a family-sized sofa and additional furniture. At the rear of the house, the dining room provides a lovely area for family meals, with direct access to the kitchen. The kitchen is fitted with a range of cupboards and wall-mounted units, providing ample storage and work surface space. The kitchen has a convenient side access door to the garden.

The main bedroom is a generous double room with plenty of space for a king-size bed and additional furniture. The large window overlooks the front of the property, offering views of the quiet street. Bedroom two is also a double bedroom, situated at the rear of the property, and is perfect for children, guests, or as a home office. The upstairs bathroom is partially tiled and offers plenty of natural light from the side-facing window.

Gravesend train station is just a short distance away, offering fast services into to London Victoria (about 40 minutes), making it a popular area for commuters, and if you're looking for a day out to head to the shops, Bluewater is only a 15-minute drive away!

The area has a mix of primary and secondary schools, such as Mayfield Grammar School, St George's Church of England School and Gravesend Grammar School for anyone looking in the catchment area.

Minimum term - 12 Months
Rent - £1,450 PCM
Holding Deposit - £334.62
Deposit - £1,673.08
Epc- C
Council Tax Band - C

Tenant fees:

Holding Deposit (per tenancy) — One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). One weeks holding deposit is worked out as the rent amount x 12 / 52.

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 5.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 6.

Unpaid Rent Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

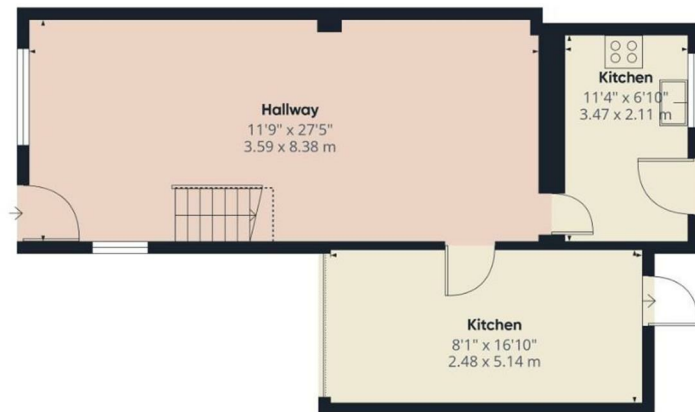
Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons





THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT



Ground Floor



Floor 1

Approximate total area⁽¹⁾

836 ft²
77.6 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

