



**Raphael Road**  
Gravesend, Kent, DA12 2PN

**£130,000**

## Key Features

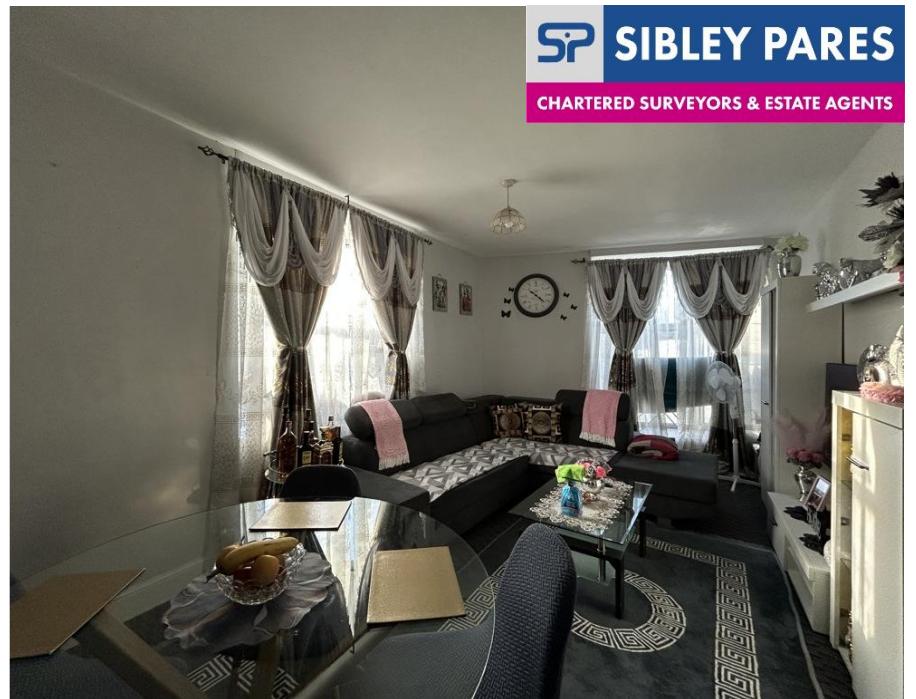
- One Bedroom Apartment
- Investment Opportunity
- On Street Parking
- For Sale with Tenant in Situ
- Spacious
- Close to Local Amenities and Station

## Description

One bedroom 1st floor apartment situated in a prime residential location, for sale with the tenant in situ.

The spacious flat comprises entrance hall, dual aspect living/dining room, kitchen, a large double bedroom and bathroom with shower over bath.

The tenant is currently paying £730pcm, which with the current asking price would give a rental yield of 6.7%.



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## Location

Raphael Road is situated just over a mile from Gravesend Mainline Railway Station, which provides access to London via the Fast Service train. Additionally, the availability of bus routes to Bluewater Shopping Centre and Ebbsfleet International offers an array of travel options.

A short walk away lies the Gravesend Promenade, a picturesque space that provides ample open with scenic views of the River Thames. Gravesend Town Centre is also close by offering a wide range of other amenities.

- EPC Rating D
- Council Tax Band B
- Gravesham Council
- For Broadband Speed Refer to Ofcom Website

For all Viewings and Enquiries contact:



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**SP** **SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

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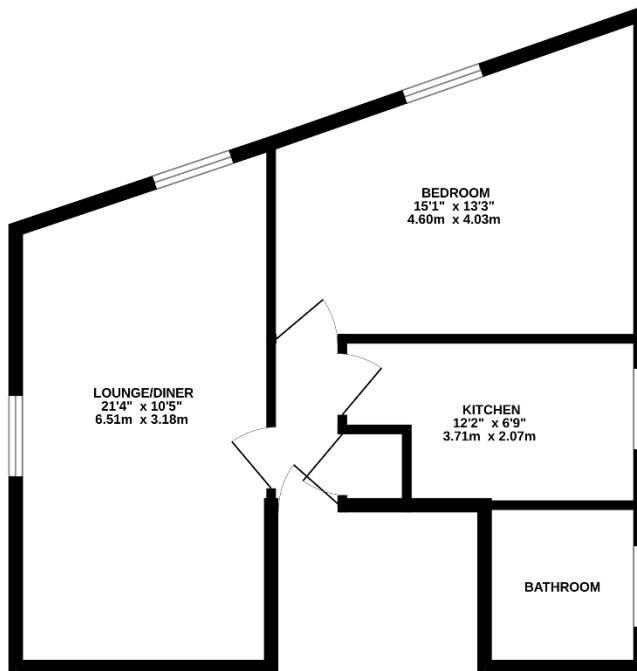
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# Floorplan and Dimensions

FIRST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The information contained in this plan has not been tested and no guarantee as to their operability or efficiency can be given.  
Plan not to scale

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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