

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Canal Road

Gravesend, DA12 2AT

Offers In Excess Of £220,000



This STUNNING TWO BEDROOM APARTMENT with FULL RIVER VIEWS is situated in a sought after RIVERSIDE DEVELOPMENT within walking distance of Gravesend Town Centre and BR Station. Internally the OPEN PLAN LIVING AREA features a 30'0 KITCHEN/LOUNGE AREA with ample space for settees and dining table. The MODERN KITCHEN has INTEGRATED APPLIANCES to remain along with DOUBLE OVEN and separate hob with OVERHEAD EXTRACTOR. An ALLOCATED PARKING SPACE approached by LOCKABLE GATES is nearby. INTERNAL VIEWING IS A MUST.

Gravesend is sought-after by families looking for high-calibre education. As well as a number of private schools, including Gads Hill, Bronte and Cobham Hall, there is the duo of well-respected grammar schools – Gravesend Grammar for Boys and Gravesend Grammar for Girls. The choice of primary schools is extensive and further education is provided in the shape of Northwest Kent College, The University of Greenwich and Mid. Kent College. There is an excellent rail service for commuters to London with the high-speed train into London St. Pancras in 22 minutes, Stratford in 17 minutes, and from Ebbsfleet to Paris in 2 hours

Balcony: Extensive views over Canal Basin & River Thames. Artificial grass.  
Parking: One allocated parking space.

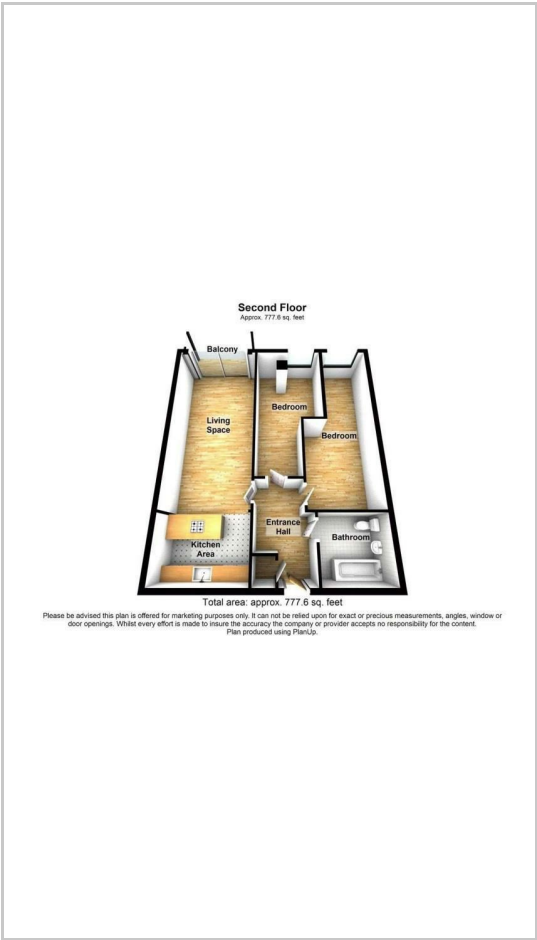


- Hallway 11'5" x 5'6" (3.5 x 1.7)
- Lounge 29'11" x 10'2" (9.14 x 3.12)
- Kitchen 10'0" x 7'10" (3.07 x 2.4)
- Bedroom 21'11" x 8'11" (6.7 x 2.74)
- Bedroom 17'3" x 8'7" (5.26 x 2.62)
- Bathroom 7'10" x 7'6" (2.4 x 2.3)

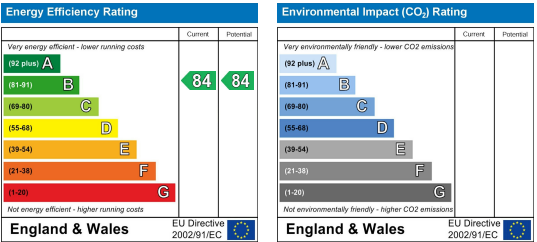
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.