



**Canal Road
Gravesend, DA12 2AT**

Offers in Excess of £200,000

Gao
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MAIN FEATURES:

- **Well Presented Riverside First Floor Apartment**
- **Fitted Kitchen with Separate Utility Area**
- **Lounge/Diner**
- **Two Double Bedrooms & Family Bathroom/WC**
- **Underground Residents Parking**

This spacious first-floor apartment in the ever-popular Riverside development of Venture Court, Canal Road, is waiting for its next owner – could it be you? Perfectly positioned adjacent to Gravesend Canal Basin and the picturesque Promenade, this home blends convenience, comfort, and lifestyle in one stylish package. On arrival, park in your allocated underground bay before taking the direct lift to your floor. Step inside to discover a beautifully presented home filled with natural light. The apartment boasts two generously sized double bedrooms – bedroom two complete with built-in storage – a sleek family bathroom, and a handy utility room. The open-plan kitchen and living space offers a contemporary setting, ideal for relaxing or entertaining, while extra hallway storage ensures practicality meets modern living. This property ticks all the boxes for those stepping onto the ladder, downsizing with ease, or investors seeking a strong return. The location truly elevates this home. Located by the Promenade, you'll enjoy riverside walks and stunning views, yet remain within easy reach of everyday essentials. Gravesend itself is rich in heritaae. with vibrant links to



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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