



46 Farley Road

Gravesend DA12 2LT

Offers Around £175,000



Nestled on Farley Road in Gravesend, this charming one-bedroom maisonette offers a delightful living space perfect for individuals or couples seeking comfort and convenience. Spanning a generous square amount re feet, this first-floor flat boasts a well-appointed fitted kitchen, a modern bathroom, and a spacious lounge/diner, providing an ideal setting for both relaxation and entertaining. Built in 1990, the property has been thoughtfully designed to maximise space and functionality. The allocated parking ensures that you will never have to worry about finding a spot after a long day. With no onward chain, this home is ready for you to move in without delay.

The location is particularly advantageous, as it is in close proximity to a variety of amenities. A short drive will take you to Gravesend train station and the bustling town centre, making commuting and shopping exceptionally convenient.

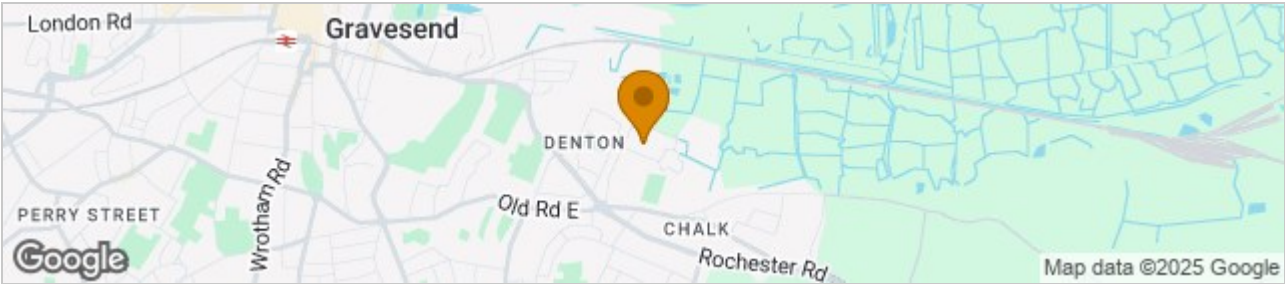
This maisonette falls under council tax band B and has an Energy Performance Certificate (EPC) rating of C, reflecting its energy efficiency. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community. Do not miss the chance to make this lovely maisonette your new home.

Lease Start Date 19 Dec 1988 Lease End Date 01 Jan 2113 Lease Term

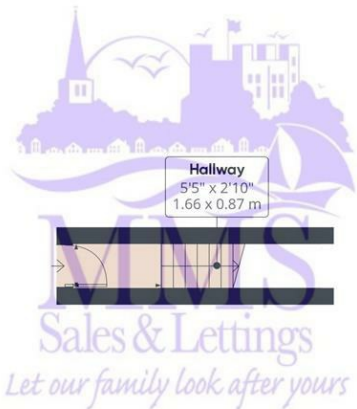
125 years from 1 January 1988 Lease Term Remaining 87 years



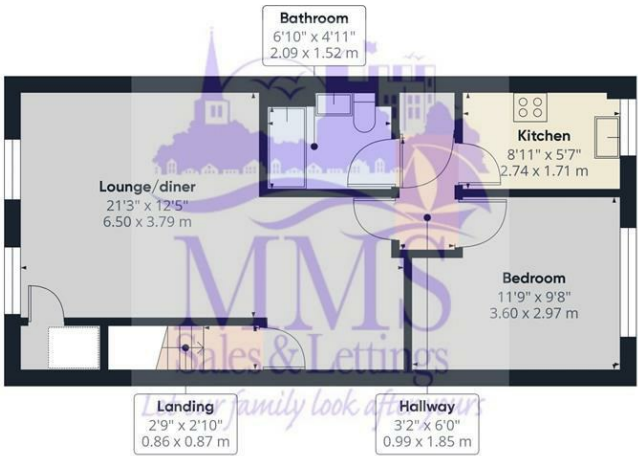
Area Map



Floor Plans



Ground Floor



Floor 1



Approximate total area¹⁸
518.06 ft²
48.13 m²

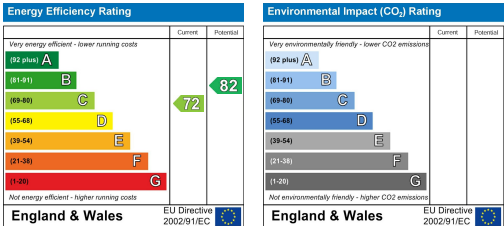
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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