

Sealeys Walker Jarvis Est. 1851

22 Heritage Quay,
Commercial Place,
Gravesend, DA12 2BF

Guide Price £200,000 - £220,000

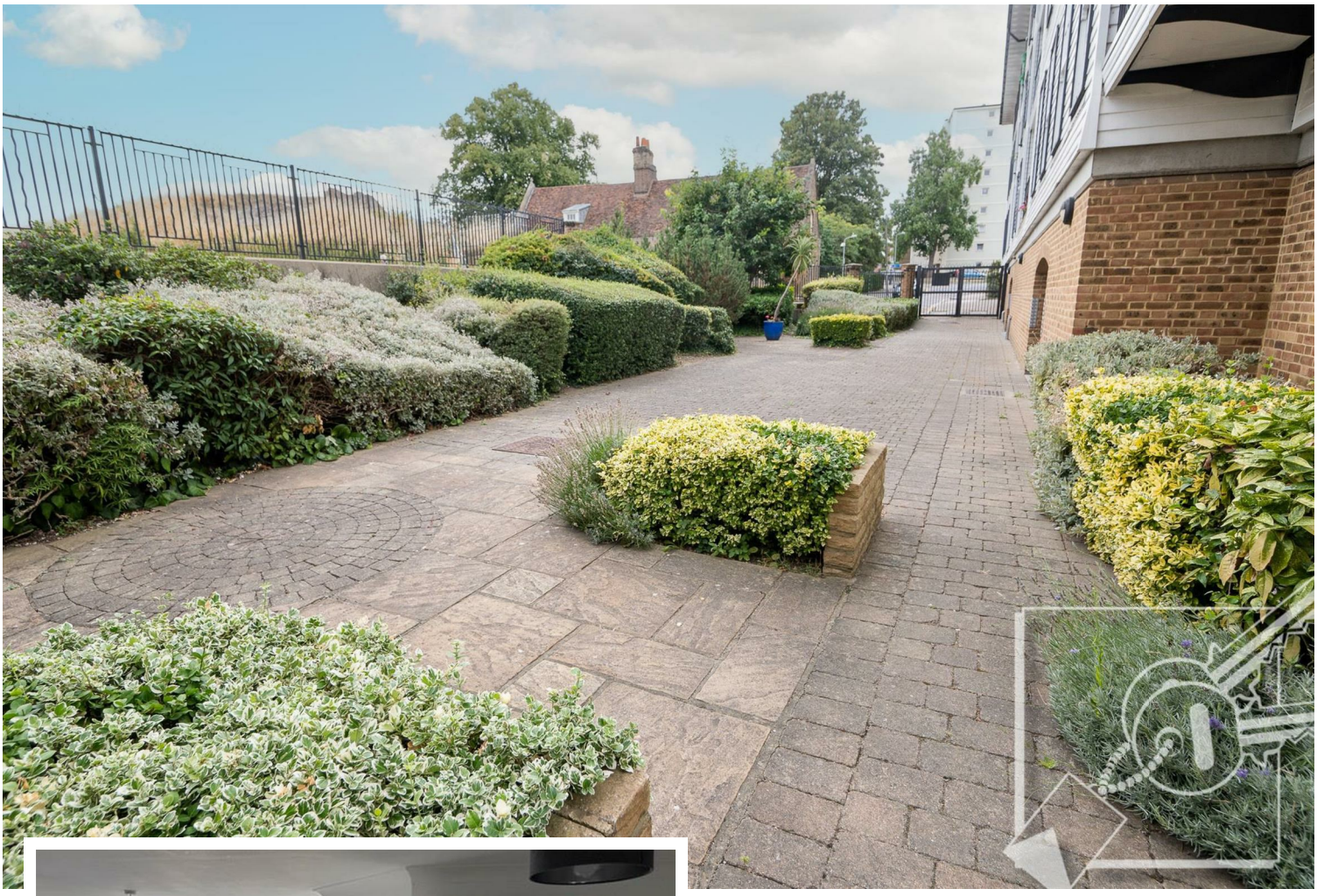
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- First Floor 2 Bedroom Apartment
- Under Croft Parking Space, No Chain
- Panoramic Views From All Windows Over River Thames
- En-Suite Shower Room & Family Bathroom





# 22 Heritage Quay Commercial Place, Gravesend, , DA12 2BF







## DESCRIPTION:

Situated on the first floor, we are delighted to bring to market this two bedroom riverside apartment. Enjoying splendid views from each window over the river Thames Gravesend's Historical Gordon Promenade, the local rowing club and Fort Gardens. Comprising good size accommodation, including a lounge/dining room with double doors onto a balcony, fitted kitchen, master bedroom with en-suite shower room, a second bedroom and a family bathroom. Boasting panoramic views from all windows, the apartment comes with gas central heating, under-croft parking behind security gates and there are well maintained communal court yard gardens. Offering immediate vacant possession meaning no onward chain complications to hold you up, this property should be added to your hot list to view.

## LOCATION:

Situated within a gated development, on one of the best Gravesend Riverside complexes , located on the corner of the Promenade and Commercial Place, with panoramic views over the River Thames and beyond it is also part of the Riverside Gravesend Conservation Area. You can enjoy riverside walks and watch the river life go by. The promenade and the fort gardens hold many festivals and Regatta's throughout the year, particularly during the summer months and this is literally on the doorstep. Within walking distance of the town centre and mainline railway station, where you can catch the train to London on the domestic line or the high speed train, which takes you to St Pancras International station in just 22 minutes, making it an ideal location for commuters. The A2 with links to the M25, M20 and M2 are easily accessible and there is a regular bus service from Gravesend town centre taking you to Bluewater









## FRONTAGE/ENTRANCE:
Wrought iron security gates lead you in to the development, with security entry phone system. Wrought iron staircase leading into the communal entrance with carpeted stairs leading up to the first floor entrance where number 22 is located.

## HALL:
Entry phone handset, carpet radiator, BT telephone point, built in cupboard housing electrical consumer unit and storage space.

## LOUNGE/DINING ROOM:
A bright and spacious room with plenty of space for both lounge and dining furniture. Double glazed double doors leading out onto balcony with tremendous views over the Gordon Promenade, River Thames and Fort Gardens. carpet, two radiators, access to kitchen:

## KITCHEN:
Georgian style sash window over looking the Fort Gardens. Gravesend Promenade and River Thames. Fitted with white wall and base cupboards, gas hob with extractor hood above, built in electric oven, stainless steel sink and drainer, spaces and plumbing for washing machine, space for fridge/freezer. Wall mounted Worcester boiler for hot water and central heating.

## BEDROOM 1:
Sash window to rear with view of River Thames, carpet, radiator, built in wardrobe with light, door to:

## EN-SUITE SHOWER ROOM:
Shower cubicle with glass screen, pedestal wash basin, low level w.c. Vinyl floor, part tiled walls, radiator.

## BEDROOM 2:
Sash window to rear with view over River Thames, carpet, radiator.

## BATHROOM:
White suite comprising panelled bath with shower mixer taps, pedestal wash basin with fitted wall mirror above, low level w.c. Vinyl floor, part tiles walls, radiator.

## PARKING:
There is one allocated under-croft parking space, per property. There is also a bicycle store space.

## COMMUNAL GARDENS:
Well maintained courtyard communal gardens.

## TENURE:
Leasehold with share of freehold.
Leasehold: 125 years from 25.9.1998 -29.9.2133 - 98 years remaining.

The flat owners own the freehold, there are 30 flats, therefore on completion of the purchase you will become a 1/30th owner of the freehold. The directors of Heritage Quay Residents Association Ltd., employ Alexandre Boyes to collect the service charge and manage the building.

Service Charge: £3420 per year (2025) We understand the service charge includes a reserve fund.
Ground Rent: £50 per year

## LOCAL AUTHORITY:
Gravesham Borough Council: Council Tax Band D £2388.63 2026/2027

Heritage Quay is part of Riverside, Gravesend Conservation area.





## SERVICES:

Mains Gas, Mains Electricity, Mains Water & Mains Drainage.

## LOCAL LAND SEARCH

Search reference is: 3466663 - The property is located in a Conservation area

## IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

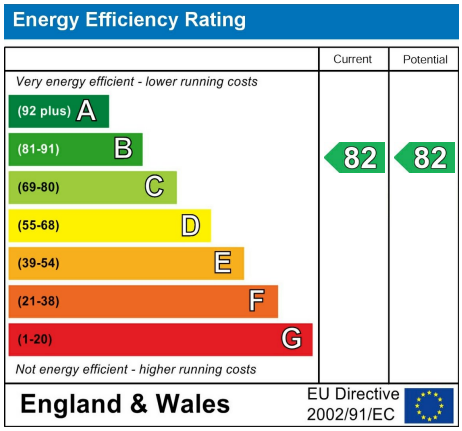
We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.

**Second Floor**




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