Sealeys Walker Jarvis

25, Pilots Place,
Gravesend, DA12 2DG

Price Guide £60,000

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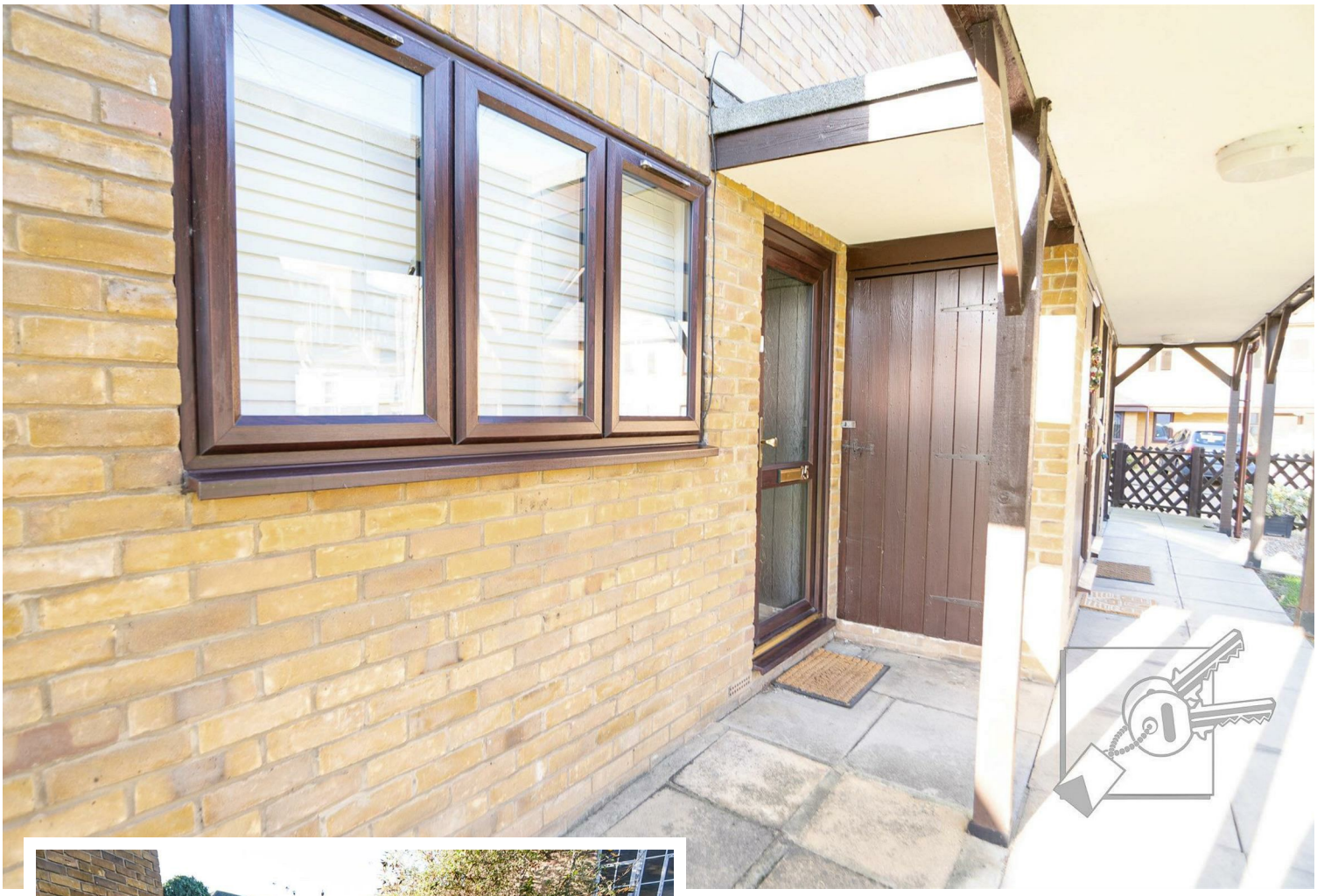
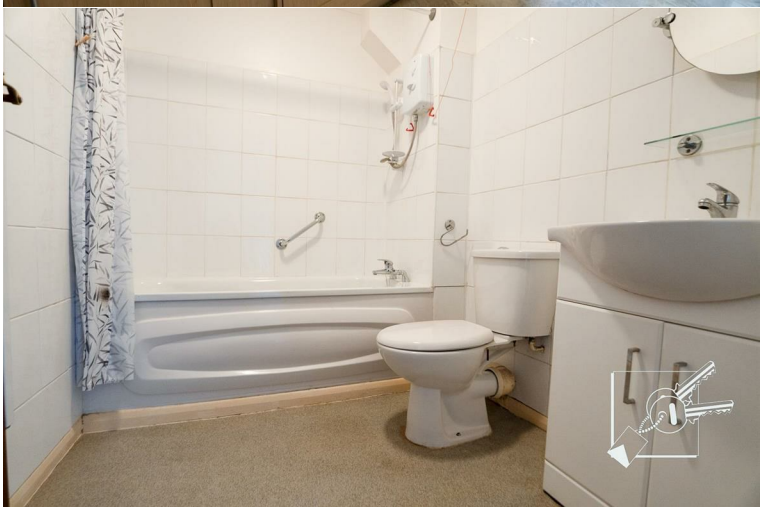
- SOLD BY SEALEYS WALKER JARVIS
- Private Entrance
- Retirement Development for the Over 60's
- No Onward Chain

25 Pilots Place, Gravesend, , DA12 2DG



LOCATION:
Pilots Place is situated off East Terrace in a quiet area of Gravesend Town Centre and within easy access of the mainline railway station which offers services to London and the Kent Coast including a high speed train to St Pancras, or Ebbsfleet International Station offers a high speed service to London in just seventeen minutes. Gravesend's famous Fort Gardens and General Gordon Promenade, alongside the Thames leisure area, are close by. If you fancy a some retail therapy then Bluewater shopping complex is a bus or car ride away where there is also a choice of café bars and restaurants. The A2, M2 and M20 Motorway links are easily accessible for those who drive.



DESCRIPTION:

ASKING PRICE: £60,000

We are pleased to bring to market this one bedroom maisonette in a development designed for those over 60 years of age. Comprising lounge, bathroom, double bedroom and kitchen along with access to the communal gardens and patio.

Benefits include communal lounge, where you can socialise with your neighbours, and various functions take place, a communal garden giving that important outside space, and a guest room which we understand can be booked in advance if you'd like to have visitors stay overnight. We are advised by the residents that this is a well run development offering value for money.

Offering immediate vacant possession meaning no onward chain complications, the maisonette is located on the ground floor and ready to move in to. The property is heated by electric storage heating and the windows are double glazed. We understand there is off street parking available by arrangement. VIEWING HIGHLY RECOMMENDED

FRONTAGE:

Communal gardens to the front laid to lawn with gated entrance. Front door leading in to property. External cupboard with additional storage.

LOUNGE:

A spacious lounge accessed via the double glazed entrance door. Two night storage heaters. Carpeted floors. Double glazed window to the front of the property. Access to the cupboard housing the electric consumer unit. Walk in cupboard with light. Decorative wood effect mantle piece.

HALLWAY:

Carpeted floors. Access to bathroom, bedroom and kitchen.

BATHROOM:

A white suite comprising panelled bath with Aquatronic shower. Low level w.c. and vanity basin with storage underneath. Towel rail. Vinyl flooring. Localised tiling to walls.

BEDROOM:

Double glazed window to rear. Fitted wardrobes along one wall for convenient storage. Carpet floors. TV point and night storage heater.

KITCHEN:

Double glazed window to rear. Built in cupboard with. Vinyl flooring. Beech wood wall and base units with black work surfaces. Localised tiling. Integrated fridge freezer. Cooke & Lewis ceramic hob, oven and extractor fan. Stainless steel sink & drainer.

COMMUNAL GARDENS:

A private area for the residents that is accessed via your own entrance door in kitchen. Patio area directly outside for you to enjoy and lawns maintained by the management company.

COMMUNAL LOUNGE:

This is where you can get together with your neighbours and socialise with a cup of coffee and where various activities and functions take place. There is a communal kitchen area and w.c..

TENURE:
Leasehold

Lease term 99 years from 30th June 1988. 60 years remaining.

We have been advised by the vendor that the service charges are as follows:
Service Charges: £3,034.46 (2025/2026)
Ground Rent: Peppercorn

SERVICES:
Mains Electricity, Mains Drainage, Mains Water

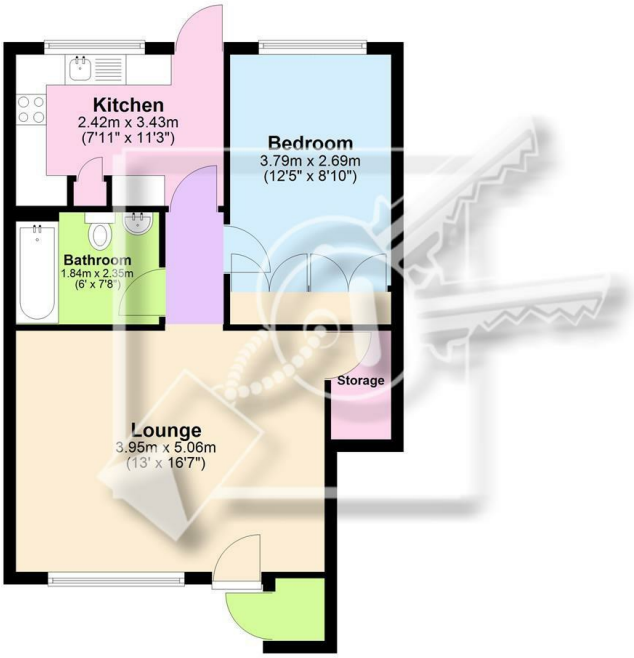
PARKING:
There is exclusive parking for Pilots Place residents in a gated car park located on Bentley Street.

LOCAL AUTHORITY:
Gravesham Borough Council

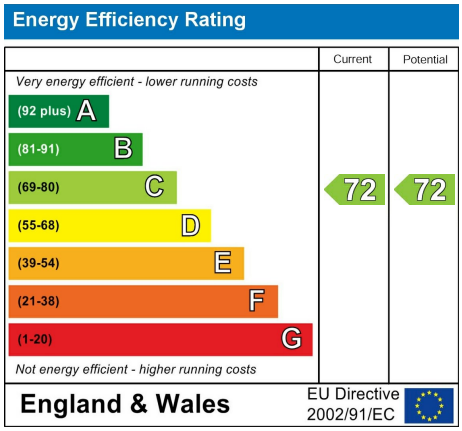
Council Tax Band B - £2313 for 2025-2026

PLEASE NOTE:
The management company does require an interview from the prospective resident before completion. We understand that the charge for this is £150 plus VAT.

Ground Floor



Floor plan is for illustrative purposes only.
Plan produced using PlanUp.



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