

Sealeys
Walker Jarvis
Est. 1851

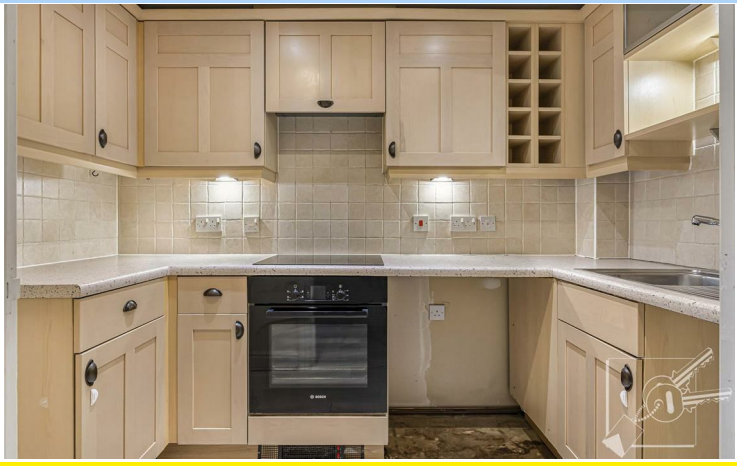
40, Covesfield,
Gravesend, DA11 0EG

Asking Price £190,000

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- Two Double Bedroom First Floor Flat
- Good Condition Throughout
- Excellent Location Close To Gravesend Centre
- Long Lease, Viewing Recommended





40 Covesfield, Gravesend, Kent, DA11 0EG







DESCRIPTION

Ideal First Time Purchase or Buy to Let Investment!

Sealeys Walker Jarvis are pleased to present this well-maintained two bedroom first floor flat, conveniently situated in Covesfield, Gravesend, within easy reach of local shops, amenities and Gravesend Railway Station.

The property is presented in good condition throughout and is ready for its new owner to move straight in. The accommodation comprises two well-proportioned double bedrooms, a bathroom, a fitted kitchen and a spacious living/dining room featuring an attractive bay window, providing plenty of natural light and an ideal space for both relaxing and entertaining.

Ideally positioned for convenient access to Gravesend town centre and its range of local amenities, together with excellent transport links from Gravesend Railway Station, this property offers both comfort and convenience.

An excellent opportunity for first time buyers looking to get onto the property ladder or buy to let investors seeking a potentially attractive investment.

COUNCIL TAX

Gravesham - Band C









LEASEHOLD

Lease - 102 years remaining
Service Charge - approximately £1100 per annum
Ground Rent - approximately £330 per annum

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.

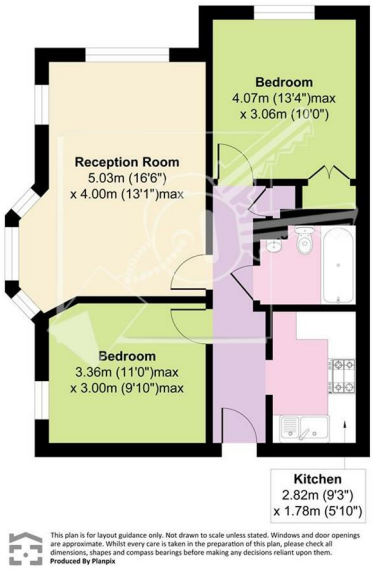




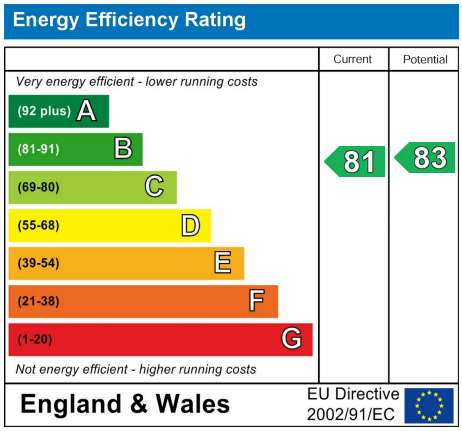
Covesfield, Gravesend, Kent, DA11

Approximate Gross Internal Area = 57.8 sq m / 623 sq ft

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



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The Property Ombudsman
naea | propertymark PROTECTED
nava | propertymark PROTECTED

Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.