



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£250,000**

**Freehold**

2x  1x  2x 

**Station Road,  
Northfleet, Gravesend,  
Kent, DA11**

*Wards*  
Helping you move forwards





## Main features

- An excellent buy-to-let investment
- Well presented throughout
- Low maintenance rear garden
- Walking distance to Northfleet train station
- Easy access to the A2 motorway

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Lounge : 11'4 x 9'8 (3.46m x 2.95m)

Dining Room : 11'4 x 10'2 (3.46m x 3.10m)

Kitchen: 8'1 x 6'1 (2.47m x 1.86m)

Bathroom : 6'1 x 5'8 (1.86m x 1.73m)

### FIRST FLOOR

Landing

Bedroom 1: 11'5 x 10'3 (3.48m x 3.13m)

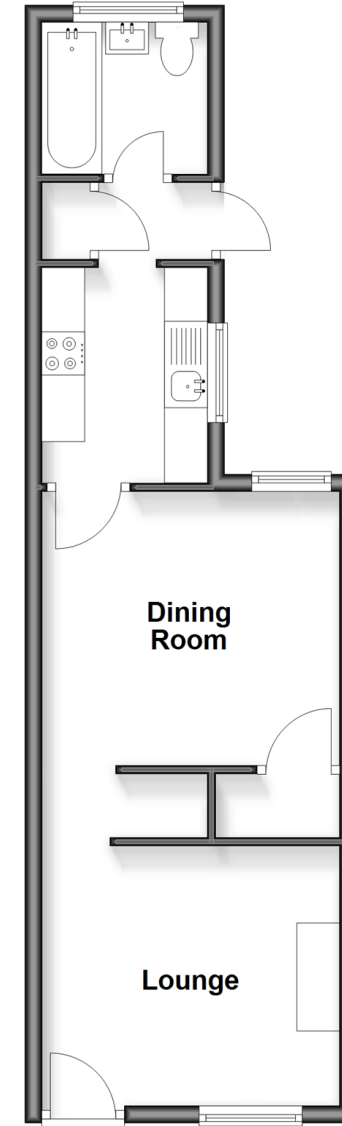
Bedroom 2: 11'4 x 9'9 (3.46m x 2.97m)

### OUTSIDE

Rear Garden

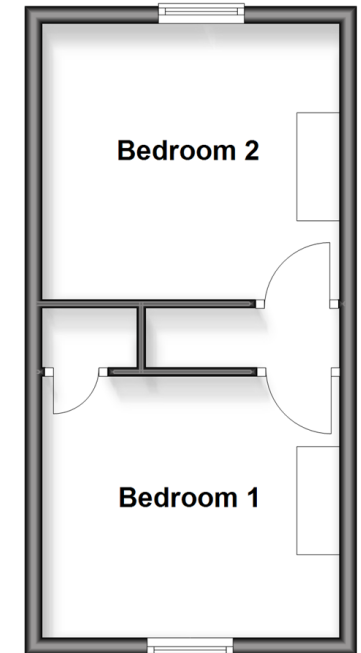
## Split Level Ground Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



## First Floor

Approx. 24.6 sq. metres (265.3 sq. feet)



**Call Gravesend - 01474 352417 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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