



6, Marsh View,  
Gravesend, DA12 2LZ

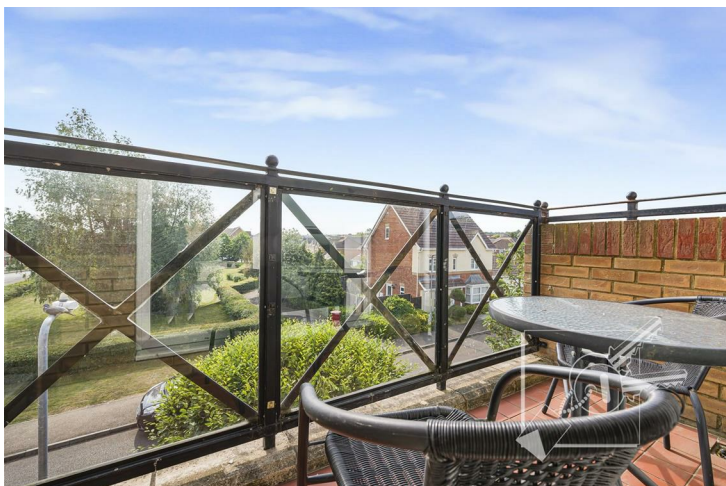
£200,000-£220,000



- Two Bedroom 2nd Floor Apartment
- Balcony, Under Cover Parking
- No Onward Chain
- Lock Up Store, Long Lease



## 6 Marsh View, Gravesend, DA12 2LZ



### DESCRIPTION:

£200,000-£220,000: If you are looking for somewhere that is move in ready then take a look at this beautiful apartment. Situated within a small block of just four apartments and located on the second floor, this apartment it is available with no onward chain and would ideally suit a first time buyer. Overlooking a pleasant green space, it is extremely well presented and ready to move in to. The property comprises hall, living room with access onto balcony, a fitted kitchen with built in oven and hob, modern bathroom, double bedroom with access onto balcony and a good size single bedroom. Other benefits include electric night storage heating, double glazing, an under cover parking space and a useful lock up store.



#### **LOCATION:**

Marsh view is a popular development of similar type apartments and houses to the East side of Gravesend. Popular with all age groups, the development is within easy access of Gravesend town centre, transport links, local shops at the Lion Garage area, schools and North West Kent College for further education. The A2 with links to the M2, M20 and M25 are easily accessible for those that drive. Gravesend railway station offers a high speed service to St Pancras London in just twenty two minutes, whilst Ebbsfleet Station also offers a high speed service, arriving at St Pancras, London in just seventeen minutes.

#### **ENTRANCE:**

External entry phone system, security doors, stairs to all floors.

#### **HALL:**

Entrance door, entryphone handset, storage heater, carpet, built in cupboard with hot water cylinder and storage. Access to loft.

#### **LIVING ROOM:**

Double glazed window to front, carpet, storage heater, double glazed door leading on to balcony. Space for lounge and dining furniture.

#### **KITCHEN:**

Double glazed window to rear. Fitted with modern white gloss wall and base units, work surfaces, stainless steel sink and drainer, built in oven and hob, local tiling to walls. We understand the washing machine and fridge/freezer are to remain.

#### **BATHROOM:**

Double glazed window to rear, vinyl floor. Modern white suite comprising paneled bath with shower unit over, pedestal wash basin and low level w.c., local tiling to walls.

#### **BEDROOM 1:**

A double room with double glazed sliding doors leading on to balcony, carpet, radiator.

#### **BEDROOM 2:**

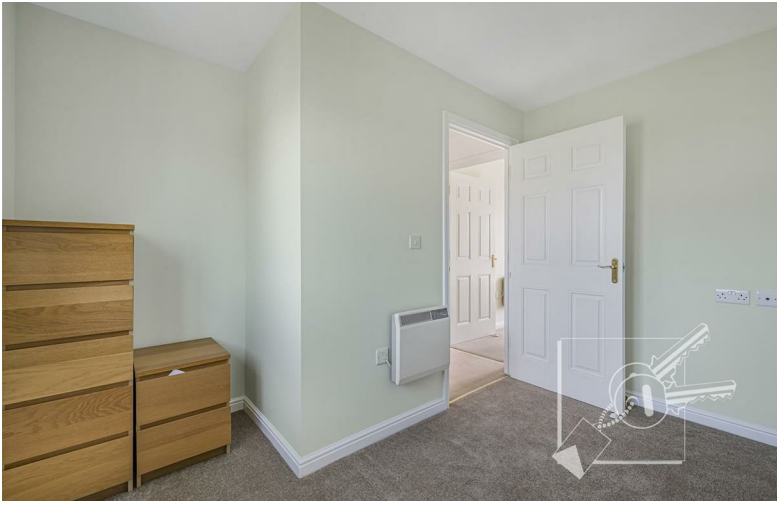
A single room with double glazed window to rear, electric wall mounted heater.

#### **OUTSIDE SPACE:**

A Balcony with space for small cafe style table and chairs accessed from the bedroom and living room.

#### **PARKING:**

We understand there is one undercover parking space.



### LOCK UP STORE:

A private handy lock up store, accessed from the car park. Ideal for place to store bicycles.

### TENURE:

Leasehold:

Lease length: 155 year lease from 29th June 2006 (133 remaining)

Ground Rent - £200 pa

Service Charges - £1200 pa

We understand Red Rock Property Management are the managing agents.

Your solicitor/conveyancer will confirm full details prior to exchange of contracts.

### LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band: B - £1784.35 (2026-2027)

### SERVICES:

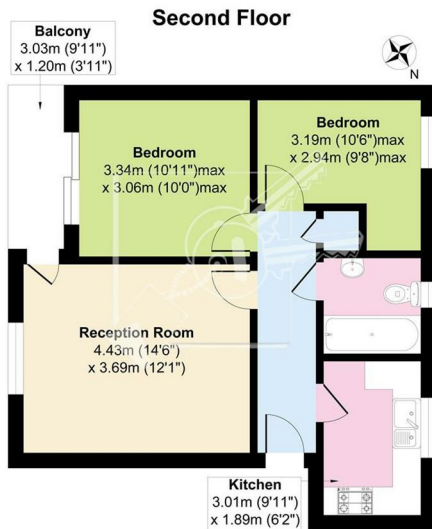
Mains Electricity , Mains Water, Mains Drainage

Please note there is no gas at the property.



## Marsh View, DA12

Approximate Gross Internal Area 52.4 sq m / 564 sq ft



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 Plimpix

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.