



Dan Thomas
— & Co. —



Heritage Quay, Commercial Place, Gravesend

Kent

Offers Over
£200,000

Tenure: Leasehold

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

This is a well-presented, two bedroom, two bathroom apartment, located in a GATED COMMUNITY within the heart of Gravesend, and within minutes of the Town Centre and mainline (High Speed) train station.

Offered to the market with the benefit of NO FORWARD CHAIN and an excellent option for first time buyers, commuters, and/or investors.

The property offers an open-plan living/dining arrangement with doors to a South-Easterly facing balcony – boasting river views. There is a separate, contemporary fitted kitchen.

The bedrooms are generously proportioned, both with large windows that allow for plenty of natural light and with the master featuring an en-suite shower room.

Further benefits include secure, allocated, under-croft parking and gas central heating.

Within the Town Centre, there are a great selection of shops, cafes, bars, banks and restaurants – as well as a popular market. The High Speed train service runs frequent, direct services to London, in under 25 minutes.

There are also Fast-track bus services which connect to Dartford, Greenhithe and Bluewater Shopping Centre.

Tenure: Leasehold with joint Share of Freehold

Lease Length: Approx 98 years left remaining

Service charge: £3420 per annum

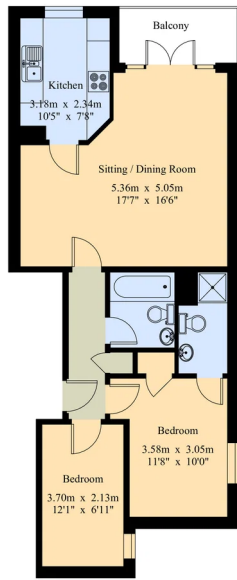
Ground rent: £50 per annum

Council Tax Band: D









Heritage Quay
 Gross Internal Area : 62.3 sq.m (670 sq.ft.)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		