



Shrubbery Road, Gravesend, DA12 1JW
Gravesend

Offers Over
£200,000

Located in a sought-after conservation area within Gravesend and close to the Town Centre is this well-presented, one bedroom, lower-ground-floor flat.

Offered with a 25% SHARE OF FREEHOLD, and with the rare benefit of ZERO SERVICE CHARGES OR GROUND RENT, the property is a fantastic opportunity for first time buyers and investors.

With its own private entrance and an allocated parking space, the flat could also suit a downsizer, looking for the convenience of a walk to the town centre amenities.

Neutrally decorated throughout, the property features an open kitchen-living-dining arrangement, a spacious contemporary shower room, and a large double bedroom with fitted wardrobes. Further benefits include two fitted storage cupboards in the entrance hall, gas central heating and double glazed, sash style windows.

Within the town centre, there are a number of bars, restaurants, cafes, banks and takeaway eateries. You'll also find the mainline train station which offers a High Speed link to the capital.

Those who enjoy the peace and quiet can take a stroll along Windmill Hill, enjoying the views across Gravesend.

Tenure: Share of freehold - 25% share

Lease: 125 year lease from July 2022.

Service Charges: £0

Ground Rent: £0

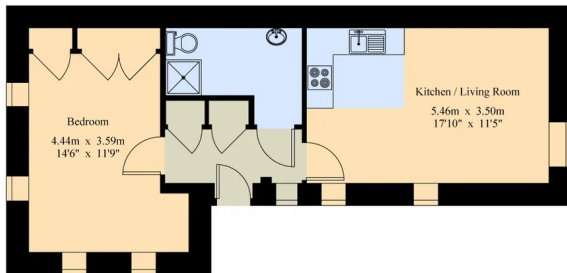
Council Tax Band: B





Belle Vue Place

Gross Internal Area : 46.6 sq.m (501 sq.ft.)



Ground Floor



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	