

LEASEHOLD



Flat - Purpose Built (EPC Rating: B)

**FLAT 38, THE MALTINGS CLIFTON ROAD,  
GRAVESEND, DA11 0AH**  
Offers over

**£90,000**

**Green Lane Residential**

*Your personal estate agents with over 50 years experience*



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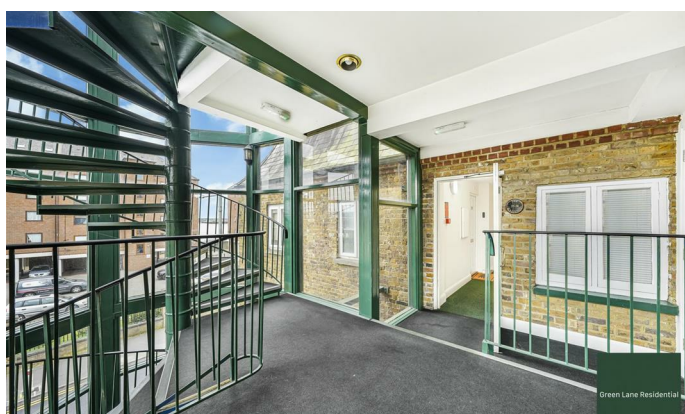
B

# 0 Bedroom Flat - Purpose Built located in Gravesend

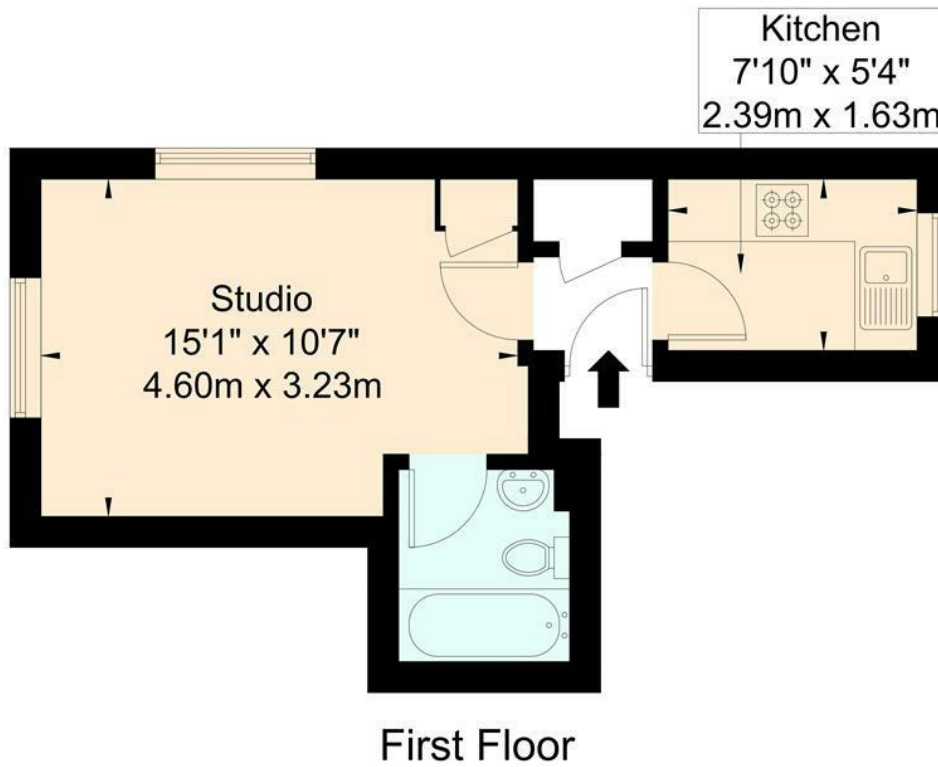
Situated within a well-maintained development, this second-floor studio flat is presented in good decorative order, offering a bright and comfortable living space. The property benefits from double glazed windows and an allocated parking space, adding convenience and value.

With approximately 88 years remaining on the lease and an EPC rating of B, the flat combines efficiency with long-term potential. This property represents an excellent opportunity for both first-time buyers and buy-to-let investors seeking a ready-to-move-into home in a desirable residential setting.

Early viewing is highly recommended.







**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

**B**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	84
(69-80) <b>C</b>			
(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		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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