



## 21 Riversdale Gravesend

- Beautifully Presented & Conveniently Located
- Ground Floor Maisonette
- Living Room
- Fitted Kitchen
- Double Bedroom with Fitted Wardrobes
- Stunning and Recently Re-Fitted Bathroom
- Rear Garden with Fantastic Outside Cabin
- Two Allocated Parking Spaces
- End of Chain

£225,000



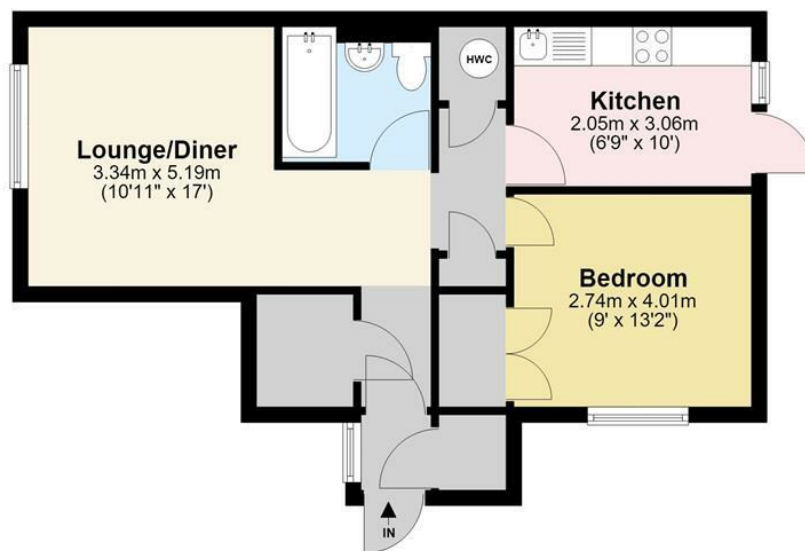
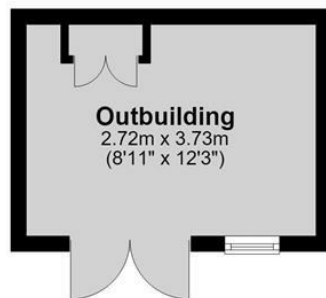


We are pleased to offer for sale this perfectly charming one bedroom ground floor maisonette. Beautifully presented by the present owners. The property boasts a lovely garden with an amazing outside cabin, there are two allocated parking spaces too. The property also benefits from having no onward chain!

Inside this lovely home starts with entrance porch and entrance hallway, a living room, fabulous fully fitted kitchen, good size bedroom and a recently re-fitted stunning bathroom. There is plenty of storage space, electric heaters and double glazing. A long lease with approximately 957 years remaining with a peppercorn ground rent. The property is conveniently located within a stones throw of two major supermarkets and a primary school is within walking distance of the property. You will also find commutes to London within easy reach, the A2 motorway and Ebbsfleet train station are within a 5 minute drive away. Located within 1.6 miles distance of Gravesend town centre where you will find a generous selection of shopping, schooling and social amenities. The ever popular Bluewater shopping complex is within 5 miles.







Main area: Approx. 43.0 sq. metres (462.7 sq. feet)  
Plus outbuildings, approx. 10.1 sq. metres (109.2 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

Agents Aperture  
agentsaperture.co.uk  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current Potential       |
| 102 (A++) A                                 | 76                      |
| 91 (A+) B                                   |                         |
| 80 (A) C                                    | 44                      |
| 69 (B) D                                    |                         |
| 58 (C) E                                    | 44                      |
| 47 (D) F                                    |                         |
| 35 (E) G                                    | 44                      |
| 23 (F) H                                    |                         |
| 12 (G) I                                    | 44                      |
| 1 (H) J                                     |                         |
| England & Wales                             | EU Directive 2002/91/EC |

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.  
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

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