



123 St. Marks Avenue Northfleet

- Two Bedroom First Floor Flat
- Lounge
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Garden
- No Onward Chain

**Leasehold
£148,000**





We are pleased to be able to offer for sale this two bedroom first floor maisonette. The property offers good size accommodation and enjoys its own outside space. The property is offered with no onward chain and internal viewing is highly recommended.

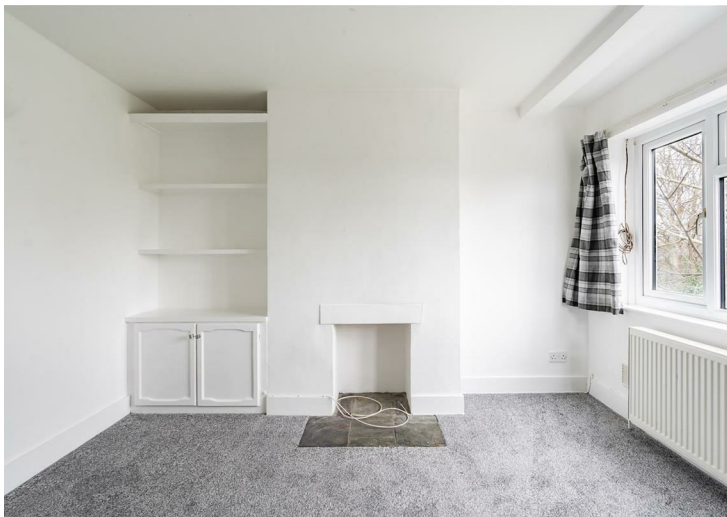
Ebbfleet International Railway Station is within 1 mile with services to London in approximately 17 minutes and across to Europe. The A2 giving access to the M2 and the M25 and Dartford Crossing is within ½ a mile. The town of Gravesend provides a range of shops, supermarkets, schools and leisure facilities including sports centres and swimming pools.

The accommodation comprises of entrance hall, lounge, kitchen, two bedrooms, bathroom. There is also a garden. Please see floorplan for room measurements.

Tenure: Leasehold

Council Tax Band: B

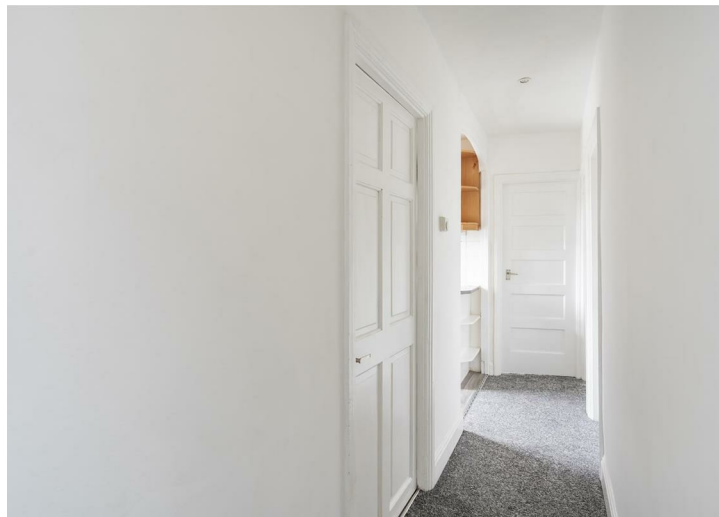
Fixtures and fittings by arrangement other than those mentioned.





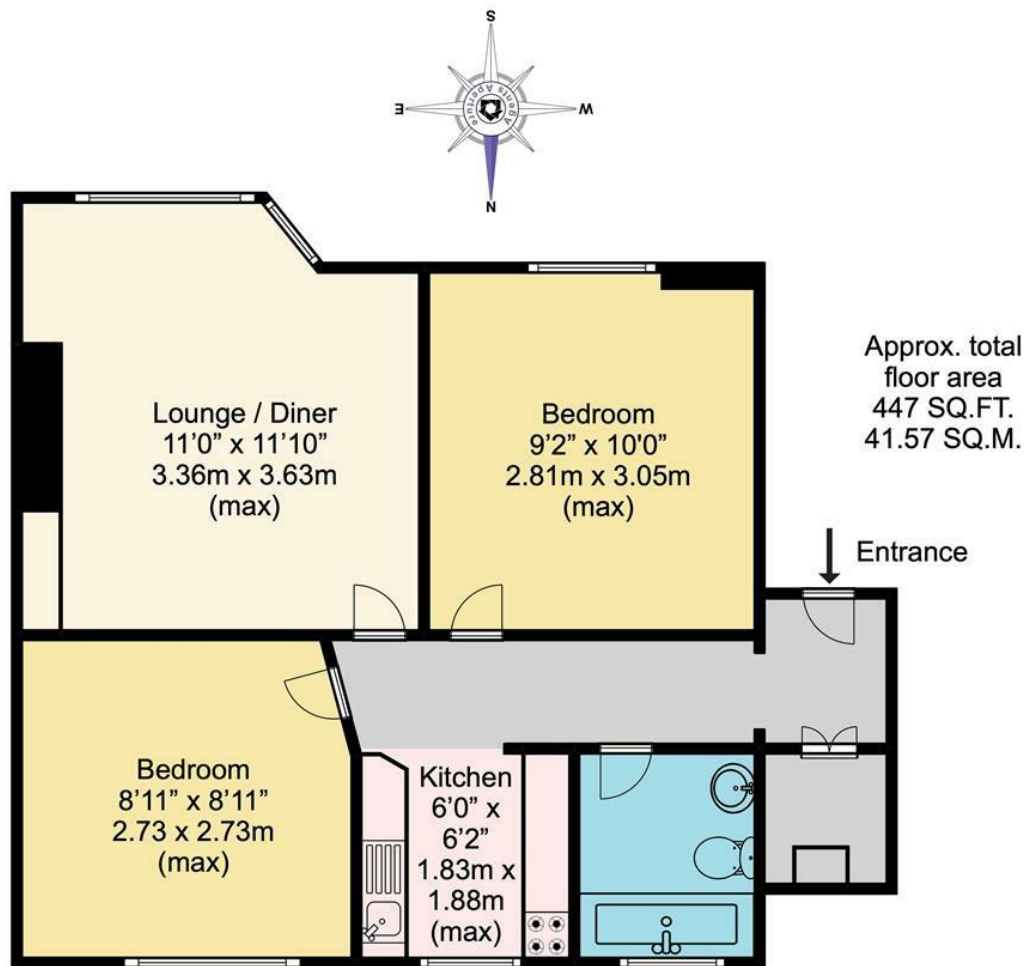
We understand from the seller that this property is leasehold with approximately 84 years remaining and subject to ground rent, service charges and management fees. Should you proceed with the purchase of the property your solicitor must verify these details.

In accordance with the Estate Agency Act 1979 please note that the seller of this property is an associate of an employee of Hartley Estates.









Disclaimer

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102 (max) A	78
81 (min) B	
69 (min) C	
55 (min) D	63
40 (min) E	
29 (min) F	
15 (min) G	
Not energy efficient - higher running costs	
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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