Sealeys Walker Jarvis Est. 1851

01474 369368

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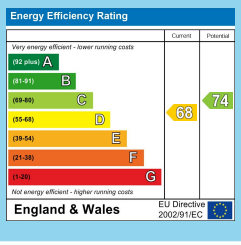
The Property Ombudsman



77a Wrotham Road
Gravesend
DA11 0QB

£150,000









PROPERTY FEATURES

- Two Bedroom Maisonette
- Arranged Over Two Floors
- Private Garden To Rear, Close To Town Centre
- Immediate Vacant Possession

Contact us for more info or to book a viewing

01474 369368 Sales@Sealeys.co.uk www.sealeys.co.uk

Property Details

Located on Wrotham Road in the vibrant town of Gravesend, two bedroom maisonette above a shop offers a delightful blend of convenience and comfort. With two well-proportioned bedrooms, this property is ideal for individuals or small families who enjoy town living. The flat features a welcoming reception room, perfect for relaxation or entertaining guests, kitchen, and bathroom.

Living in the town provides a lively atmosphere and adding to the appeal, with Gravesend Railway Station within just a few minutes walk, making it ideal for commuters, a variety of shops, cafes, and parks nearby.

This flat presents an excellent opportunity for those looking to embrace a convenient lifestyle in a bustling community. Whether you are a first-time buyer or seeking a rental investment, this property is worth considering. Experience the charm of Gravesend from the comfort of your new home on Wrotham Road.

DESCRIPTION:
Requiring some TLC this two bedroom Maisonette situated over commercial premises, is arranged over two floors and includes a spacious reception room, kitchen, bathroom and two double bedrooms. The property has it's own private garden to the rear. Offered for sale with immediate vacant possession, the property is ideal for someone who enjoys town living and looking for something to do up and call home.

LOCATION:
Situated on Wrotham Road, on the corner of Lydia Cottages, above commercial premises, within a few minutes of Gravesend Town Centre and Mainline Railway Station, making it ideal for those who work in the town or commute to London. Gravesend station not only offers services to London and the Kent coast on the domestic line, but you can catch the high speed train to St Pancras, London and arrive in just 22 minutes. There are also bus and commuter coach services to Bluewater, Dartford and London, whilst the A2 provides links to the M25, M20 and M2. Gravesend Town Centre itself offers a choice shopping facilities, pubs, coffee shops and restaurants. The Historic Gordan Promenade, Gordan Gardens and Queen Elizabeth Gardens lays on the edge of the River Thames where you can enjoy riverside walks and summer fetes throughout the summer months.

TENURE:
Leasehold: 99 Years from 01 Jan 2021 94 years remaining

Ground Rent: £250 p.a

We understand there is no service charge, however there is a contribution of two thirds of the insurance which is organised via the freeholder.

LOCAL AUTHORITY:
Gravesham Borough Council:
Council Tax Band: B

UTILITIES:
Mains Gas
Mains Electricity
Mains Drainage
Mains Water

BROADBAND:
We understand broadband providers supply Basic, Superfast and Ultrafast speeds in the area.

ID/DUE DILIGENCE:
IDENTITY VERIFICATION / CUSTOMER DUE DILIGENCE FEE

In line with our legal and regulatory requirements, all purchasers must complete identity and customer due-diligence checks through our specialist third-party provider. The fee is £60 (including VAT) per individual or £120 (including VAT) for a company. Payment is due following acceptance of an offer and before the Memorandum of Sale is issued. This fee is separate from legal or conveyancing fees and is non-refundable once the checks have been carried out.

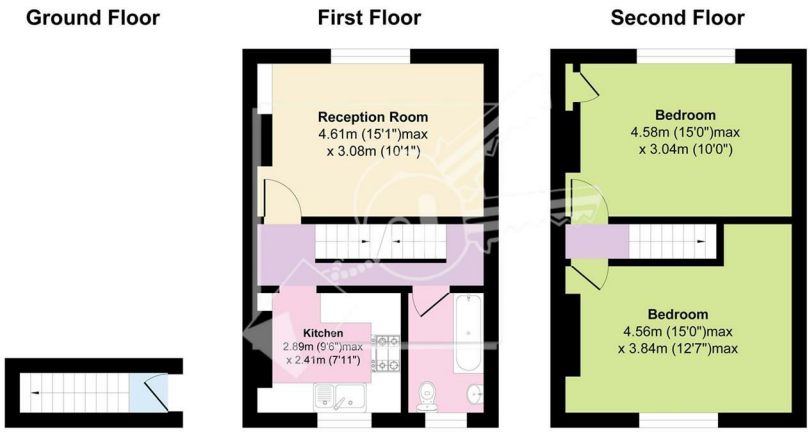




Floor Plan

Wrotham Road, Gravesend, Kent, DA11

Approximate Gross Internal Area = 64.1 sq m / 690 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Location



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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.