



47 Pier Court, Baltic Wharf, Clifton Marine

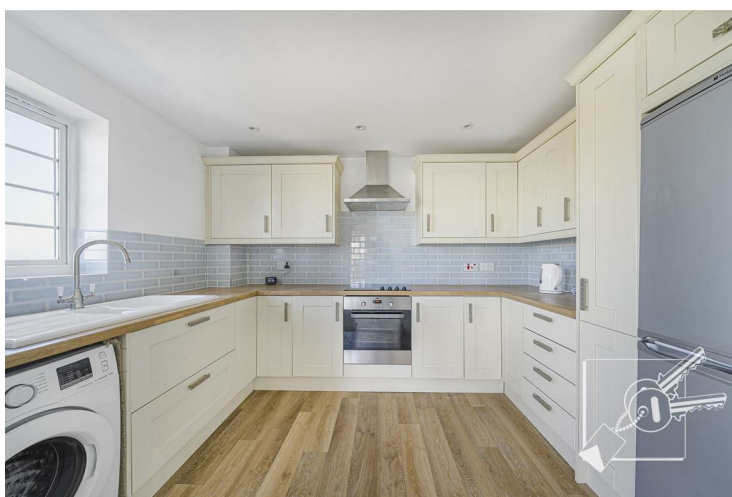
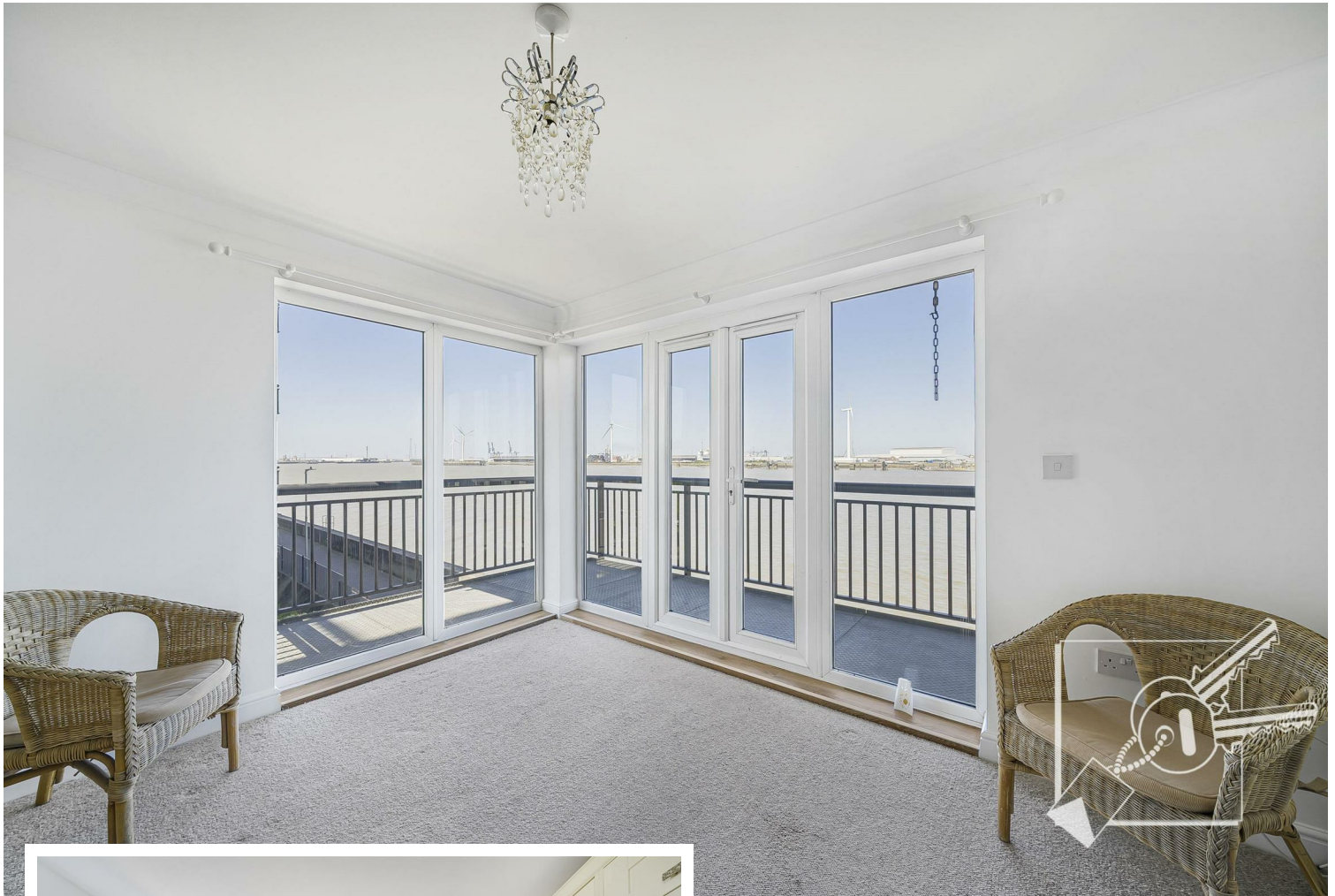
Price Guide
£230,000 - £250,000



- Two Bedroom Riverside Apartment
- En-Suite Shower Room & Dressing Area
- Splendid Views Over The River Thames
- Allocated Parking Space, Vacant Possession



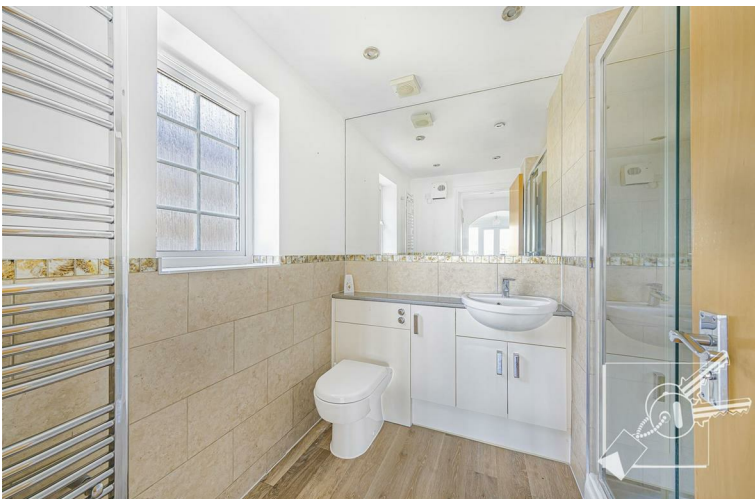
47 Pier Court, Baltic Wharf Clifton Marine Parade, Gravesend, DA11 0DH



DESCRIPTION:

£230,000-£250,000.

If you are looking for the WOW factor then take a look at this second floor riverside apartment. Set on the edge of the River Thames with fantastic views over the river and beyond from the principle rooms, this two bedroom property boasts a double corner balcony from both the living room and master bedroom. Whether you are a first time buyer or looking to retire, you are sure to be the envy of your friends and relatives with this splendid apartment. As soon as you enter the well proportioned living room you are greeted by the fantastic views, where you can enjoy watching river life go by. The fitted kitchen is located off of the living room where you can also see the river and still entertain family and visitors. The master bedroom, again with splendid views and access out onto a balcony, also boasts a dressing area with built in wardrobes and access to an En-suite shower room. The second bedroom fronts onto the river benefiting from the wonderful views. The family bathroom is well equipped and fully tiled. Heated by electric Night Storage heating, the property is easily accessed via lift or stairs and there is an allocated parking space., therefore eliminating any parking concerns. Offering immediate vacant possession, meaning no onward chain, viewing is highly recommended.



LOCATION:

Situated on the banks of the River Thames with Gravesend town centre and mainline railway station close by and offering a high speed service to St Pancras, London in just 22 minutes, making it perfect for commuters, or you can travel on the domestic line to London & the Kent coast. Ebbsfleet railway station is approximately three miles away, where you can take the high speed train to St Pancras, London and arrive within just 17 minutes.

The A2, M2, M25 and M20 motorway links are all easily accessible and there are regular bus services to the Medway Towns, Bluewater and Dartford. If you fancy a riverside walk, then the River Thames, with its famous Queen Elizabeth Gardens are on the doorstep, whilst the Gordon Promenade and Fort Gardens are just a short walk, this is also where various entertainments and fairs take place, particularly during the summer months. There is a retail park just down the road within a few minutes walk where you will find an Asda Superstore, B&Q, Lidl, Halfords, Dreams, Farm Foods, Pound Land, Pound Stretcher and a Tim Hortons.

COMMUNAL ENTRANCE:

External entryphone system and security doors to communal hall: Lift or Stairs to second floor.

ENTRANCE HALL:

Entrance door, storage heater, laminate floor, cupboard housing hot water cylinder with immersion heater, storage cupboard with electrical consumer unit.

LIVING ROOM:

This room has the real wow factor with splendid views from over the river. Space for both living and dining, two storage heaters, carpet, double glazed doors leading out onto the corner balcony and full floor to ceiling picture window to side. making the most of the river views. Arch through to kitchen.

BALCONY:

A corner balcony with space for café style table and chairs where you can sit out and enjoy the peace and tranquillity of river life going by.

KITCHEN:

Double glazed window to front, with view over the River Thames. Fitted with a range of cream woodgrain wall and base cupboards. Built in Zanussi electric oven and hob with extractor hood above, Samsung washing machine and Hotpoint fridge/freezer to remain, white one and a half bowl sink and drainer. Local tiling to walls.

FAMILY BATHROOM:

Fully tiled walls, laminate floor, heated towel rail, vanity wash basin with fitted mirror above, panelled bath with shower mixer taps and glass screen. w.c. with built in cistern. Extractor fan.

MASTER BEDROOM:

A double room with double glazed French Doors leading out on to balcony where you can sit out and watch the river live go by. Carpet, electric wall mounted heater. Dressing area with built in wardrobes. Access to En-suite Shower Room.

EN-SUITE SHOWER ROOM:

Double glazed window to side, mostly tiled walls, heated towel rail. Vanity wash basin, shower cubicle with glass screen, w.c. with built in cistern.

BEDROOM 2:

A single room with double glazed window benefitting from river views, carpet, electric wall heater.



PARKING:

We understand there is one allocated parking space within a designated car park with electronically controlled security gates. We understand the car park is monitored by AMP and a residents permit is required. We understand there is a bicycle store, where you can leave your bicycle at your own risk.

TENURE:

LEASEHOLD: We understand the following:

Start Date: 26/04/2004
 End Date: 01/01/2128
 Lease Term: 125 years from 1 January 2003
 Term Remaining: 104 years

Service Charge: £2,426.27 p.a for 2026
 Ground Rent: £125 p.a. (Doubling every 25years)

Kent Gateway Block Management Ltd are the managing agents for the development. Please note no Pets are allowed to be kept on the premises without prior written consent.

We have not seen a copy of the lease, however your solicitor, will confirm full details prior to exchange of contracts.

UTILITIES:

Mains Electricity
 Mains Water
 Mains Drainage

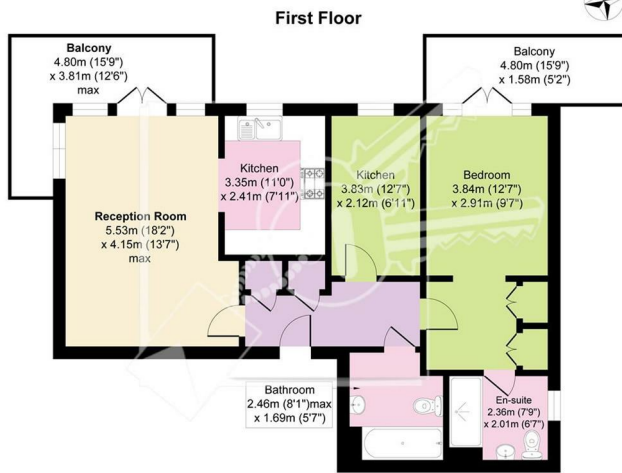
LOCAL AUTHORITY:

Gravesend Borough Council

Council Tax Band D; £2338.63 (2026/2027)

Baltic Wharf, Clifton Marine Parade, Gravesend, Kent, DA11

Approximate Gross Internal Area =76.7 sq m / 827 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

184 Parrock Street
 Gravesend
 Kent
 DA12 1EN

www.sealeys.co.uk
 Email: sales@sealeys.co.uk
 Tel: 01474 369368



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.