



6 Coopers Court,
Coopers Road,

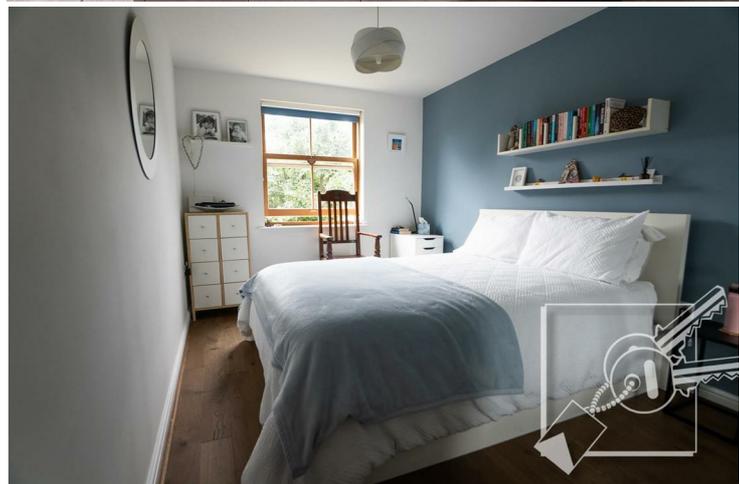
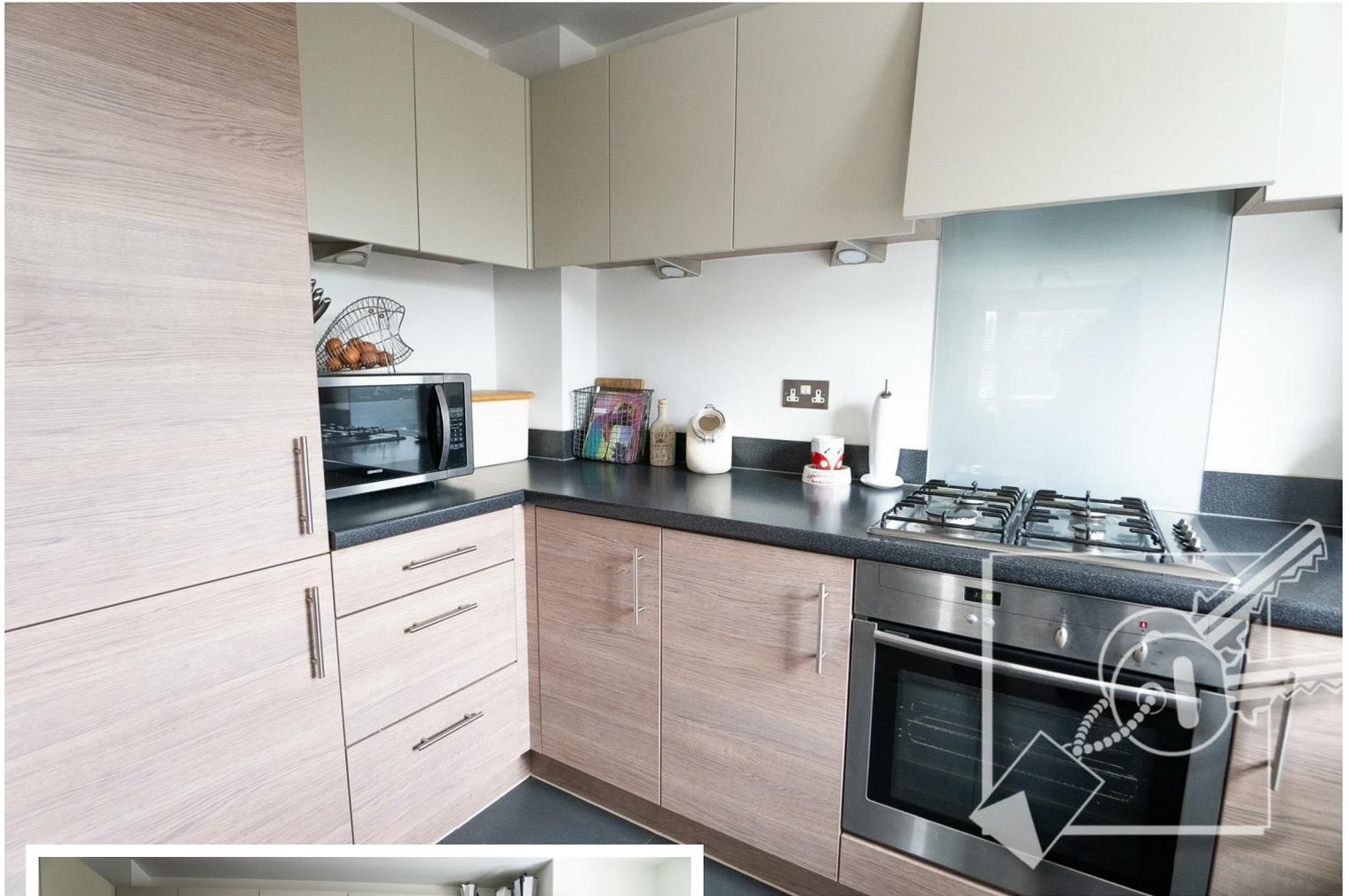
£250,000



- SOLD BY SEALEYS WALKER JARVIS
- Family Bathroom, Underfloor Heating
- En- Suite Shower Room To Master Bedroom
- Allocated Parking, Viewing Recommended



6 Coopers Court Coopers Road, Gravesend, , DA11 7DD



LOCATION:

Coopers Court is a popular modern development, situated behind Perry Street shopping area, off Coopers Road, Northfleet and backs onto All Saints Church. A very convenient location to live with all of the shops and facilities of Perry Street offers in just a few minutes walk, Gravesend Town Centre with its Railway Station are within 0.75 miles, where you can catch the high speed train to London, St Pancras in just 23 minutes. The A2 is within a mile and provides links to the M25, M20 and M2. Ebbsfleet International railway Station is also within easy access and provided a high speed service to St Pancras, London in just 17 minutes. Cygnet Leisure Centre with its swimming pool and Gym is within a few minutes walk, whilst The Cylco Park is also nearby where they offer a range of sporting activities and fitness classes.



DESCRIPTION:

This beautifully presented first floor apartment is situated in the former grounds of a Grade II Listed Church. Boasting excellent size living accommodation, including a spacious lounge/diner. A fitted kitchen with integrated oven and hob, fridge/freezer and washing machine. There are two double bedrooms including fitted wardrobes, and an en-suite shower room to the master bedroom and a family bathroom. The property is heated by wet underfloor heating throughout and benefits from double glazed windows. Other benefits include video entry phone system giving added security and an allocated parking space. Lower than average Service charges make this lovely apartment even more appealing to buyers. Viewing is highly recommended to appreciate just what is on offer here.

COMMUNAL ENTRANCE:

External entry phone system and individual mail boxes. Glazed doors leading through to communal hall way. Stairs leading to first floor.

HALL:

Entrance door, entryphone handset, tiled floor, built in cupboard housing Mega Flow hot water cylinder, controls for under floor heating and storage space.

LOUNGE/DINER:

Double glazed bay window, laminate floor, individual room thermostat. Plenty of space for a full size dining table, chairs and lounge furniture. Wide opening to:

KITCHEN:

Double glazed window to front, tiled floor. Fitted with modern woodgrain effect wall and base cupboards, ample work surface space, built in gas hob with extractor above and built in oven, integrated fridge/freezer and integrated washing machine, one and a half bowl sink and drainer.

BATHROOM:

White suite comprising panelled bath with shower over and glass screen, vanity wash basin, low level w.c. Tiled floor.

BEDROOM 1:

Sash window to side, laminate flooring, fitted mirror front wardrobe, individual room thermostat. Access to En-suite:

EN-SUITE SHOWER ROOM:

Shower cubicle, vanity wash basin, low level w.c.. Tiled floor, heated towel rail.

BEDROOM 2:

A double room with double glazed window to side, laminate flooring, fitted mirror wardrobe.

PARKING:

Allocated parking space adjacent to the front entrance. Visitor car parking spaces available.



TENURE:

LEASEHOLD: Leasehold: 999 years from 24th June 2007. 983 years remaining.

Management company: Coopers Court Management Company Ltd.

Freeholder: William James Developments Ltd.

Ground Rent: £250 p.a

Service Charge: for period 1st January 2025 -2026 £1074.38

LOCAL AUTHORITY;

Gravesham Borough Council:

Council Tax Band C: £2,039.25 for 2025-2026

SERVICES:

Mains Gas, Mains Electric, Mains Water, Mains Drainage

LOCAL LAND SEARCHES

There are 2 local land charges for your search area. Your free search reference is: 3406694

10/00226/SMOKE ORDER IN PLACE

First Floor



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

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