



GRANGE HOUSE GRANGE ROAD

GRAVESEND, DA11 0EB

£160,000
LEASEHOLD

One Bedroom Ground Floor Flat with HUGE living space, BRAND new Kitchen and carpets and redecorated throughout. Close to the town centre with allocated parking, perfect for first-time buyers, downsizers, or investors. NO FORWARD CHAIN.

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- One Bedroom Flat • Ground Floor • Brand New Kitchen • Newly Repainted • New Carpets • Direct Access to Garden • One Allocated Parking Space • Walking Distance to Station • Quiet Residential Location • No Forward Chain



This sizable one bedroom ground floor flat should be on your viewing list if you're looking for something you can move straight into with no stress and no fuss. Having recently been refurbished to include a new kitchen, new carpets and repainting throughout you can simply unpack and plan where your photos will go!

With a sensible lay-out, the large lounge is open to the kitchen with large sliding patio doors to the rear, allowing light to fill the room and access to the communal garden with small patio for a bistro set in the summer. The bedroom is a great size with plenty of room for a double bed, double wardrobes and bedside tables. The modern and well presented bathroom has a full bath with shower over and plenty of storage.

Externally, the building has well presented communal areas and gardens to both front and rear giving residents great curb appeal. To the rear there is allocated parking with this flat benefitting from one space.

Grange Road is a surprisingly quiet residential street just a few minutes walk from both the town centre and Gravesend railway station. Commuters can get out of bed at 8am and be in St Pancras by when taking advantage of the high speed train taking just 22 minutes from Gravesend to St Pancras. There is also fantastic access to other areas of London via the multiple lines passing through Gravesend and of course the Kent coast.

LEASEHOLD:- 87years remaining (125 years from 25.12.1988). Service Charge of £1528 per annum administered by Arrow Leasehold Management. Ground Rent £120.00 per annum paid to J&A Builders. These details must be checked by a purchasers legal advisor

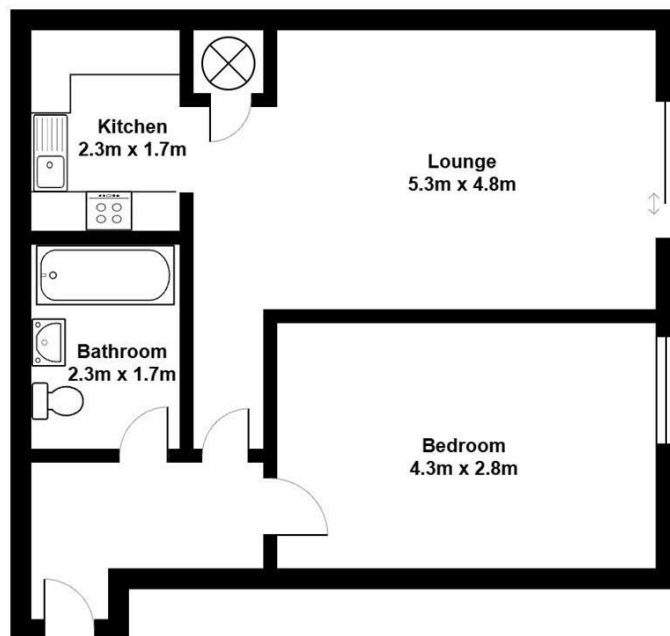
before relied upon.

To meet legal anti-money laundering requirements, we carry out buyer identification checks. A modest fee of £15 per person (no VAT) is charged solely to cover these costs. This is not refundable should the transaction fail to complete.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales		EU Directive 2002/91/EC

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