



Trinity Road | Gravesend, Kent, DA12 1LX



Offers in excess of £200,000 Leasehold

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## Trinity Road, Gravesend

This two-bedroom top floor apartment situated within walking distance of Gravesend Town centre and train station. The property comes with a 995-year lease. Offered with no forward chain.

### Property Features

- Council Tax: C
- EPC Rating: D
- No Forward Chain
- Allocated Parking Space
- Walking distance to Town Centre
- Walking distance to Train Station
- 995-year lease
- Double Glazing
- Storage Heaters
- Communal Gardens
- Security Entryphone



## Interior

**Entrance Hall:** Door to communal area. Entry telephone system. Fuse board. Built-in storage cupboard. Economy seven heater. Carpet. Loft access. Door to: -

**Lounge:** 5.64m x 3.05m (18'6" x 10') Double glazed window to rear. Economy seven heater. Carpet.

**Kitchen:** 2.57m x 2.29m (8'5" x 7'6") Double glazed window to rear. Wall and base units with work surface over. Space for appliances. Sink and drainer unit with mixer tap. Tiled splash back. Vinyl flooring.

**Bedroom 1:** 3.48m x 2.57m (11'5" x 8'5") Double glazed window to front. Economy seven heater. Carpet. Archway to: -

**Dressing Area:** 2.16m x 1.5m (7'1" x 4'11") Built-in wardrobes. Sink unit with mixer tap. Vinyl flooring.

**Bedroom 2:** 3.38 (11'1") m x 2.7 (8'10") m (Narrowing to 1.55 (5'1") m) Double glazed window to front. Built-in wardrobes. Economy seven heater. Carpet.

**Bathroom:** 2.46m x 2.03m (8'1" x 6'8") Suite comprising panelled bath with shower head over. Wash hand basin with mixer tap and storage cupboard under. Low level w.c. Built-in airing cupboard. Extractor fan. Partly tiled walls. Vinyl flooring.

## Exterior

**Garden:** Communal gardens.

**Parking:** Allocated covered parking space. Located in roofed building opposite front entrance.

## Leasehold Information

Time remaining on lease: Approx. 995 years and 3 months.

Ground Rent: To be confirmed.

Service Charge: £1,392 Per Annum

Ground Rent Review Date: To be confirmed.



Total area: approx. 55.8 sq. metres (600.8 sq. feet)

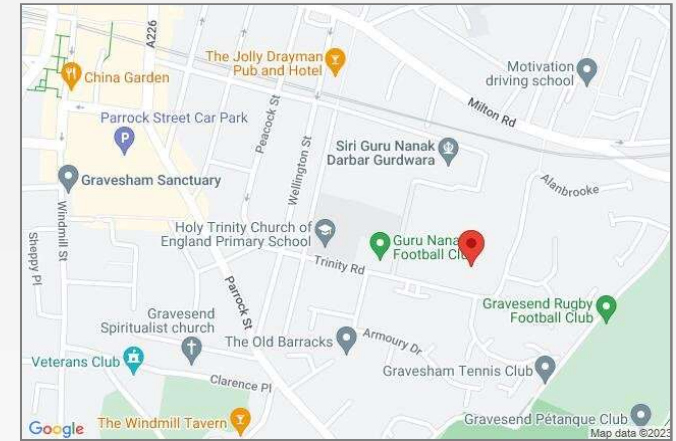
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Plan produced using PlanUp.





## Property Location

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## Additional Information

Gravesend is sought-after by families looking for high-calibre education. As well as a number of private schools, including Gads Hill, Bronte and Cobham Hall, there is the duo of well-respected grammar schools – Gravesend Grammar for Boys and Gravesend Grammar for Girls. The choice of primary schools is extensive and further education is provided in the shape of Northwest Kent College, The University of Greenwich and Mid. Kent College.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

01474 333111

Robinson Michael & Jackson  
21A & B King Street,  
Gravesend,  
DA12 2EB

[gravesend@robinson-jackson.com](mailto:gravesend@robinson-jackson.com)



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