



# Commercial Place

Gravesend | Kent | DA12 2BF







# Commercial Place

Gravesend, Kent, DA12 2BF

Offers in excess of £270,000.  
Leasehold

This two-bedroom river fronted apartment is situated in the sought after Heritage Quay development and has amazing uninterrupted views of the River Thames and beyond. A must view.

## Benefitting from:

- 19'5 x 17.2 Reception
- Fitted Kitchen
- En-Suite to Master Bedroom
- Double Glazing
- Gas Central Heating
- Gated Development.
- Allocated Parking Space
- Amazing River Views
- Viewing Recommended
- Council Tax: D
- EPC Rating: C





## Accommodation

**Entrance Hall:** Entrance door. Wall mounted security entry phone system. Carpet. Radiator. Built-in cupboard housing gas fired central heating boiler. Doors to: -

**Lounge:** 5.92m x 5.23m (19'5" x 17'2") Double glazed sash bay window to rear with uninterrupted views of The River Thames and beyond. Carpet. Radiator. Access to: -

**Kitchen:** 2.92m x 1.75m (9'7" x 5'9") Modern fitted wall and base units with roll top work surface over. Built-in dishwasher. Built-in oven and hob with extractor hood over. Integrated fridge and freezer. Built-in washing machine. Extractor fan. Tiled floor.

**Bedroom 1:** 4.7m x 2.64m (15'5" x 8'8") Double glazed sash window to front. Carpet. Radiator. Coved ceiling.

**En-Suite:** 1.93m x 1.12m (6'4" x 3'8") Suite comprising tiled shower cubicle. Pedestal wash hand basin. Radiator. Tiled flooring. Fitted mirror.

**Bedroom 2:** 3.05 (10') m x 1.83 (6') m (Maximum) Double glazed sash window to front. Carpet. Radiator.







**Bathroom:** 1.93m x 1.63m (6'4" x 5'4") Modern white suite comprising panelled bath with mixer tap. Pedestal wash hand basin. Low level w.c. Tiled flooring. Tiled walls. Radiator.

## Exterior

Covered parking with allocated parking space. Visitors parking area. Approached via remote entrance gates.

## Leasehold Information

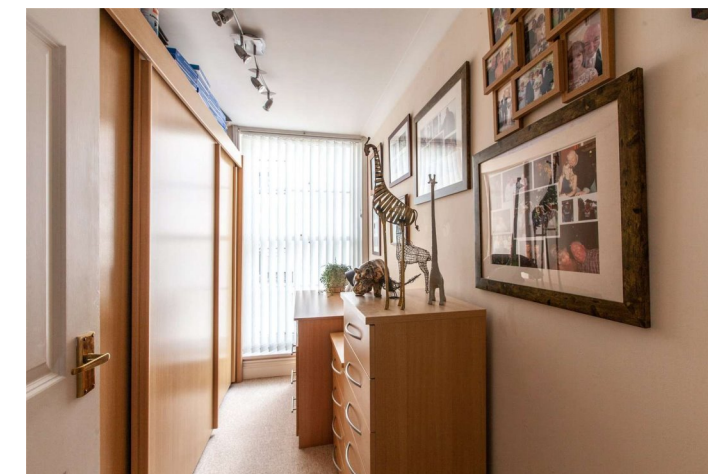
Time remaining on lease: Approx. 100 years and 6 months

Ground Rent: £50 Per Annum TBC

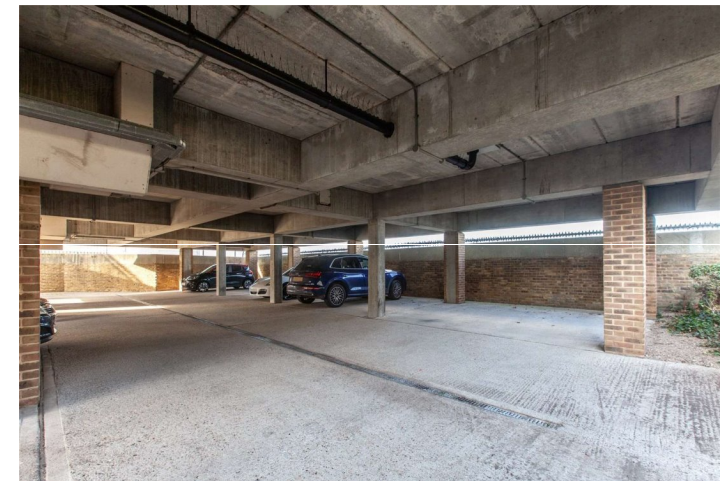
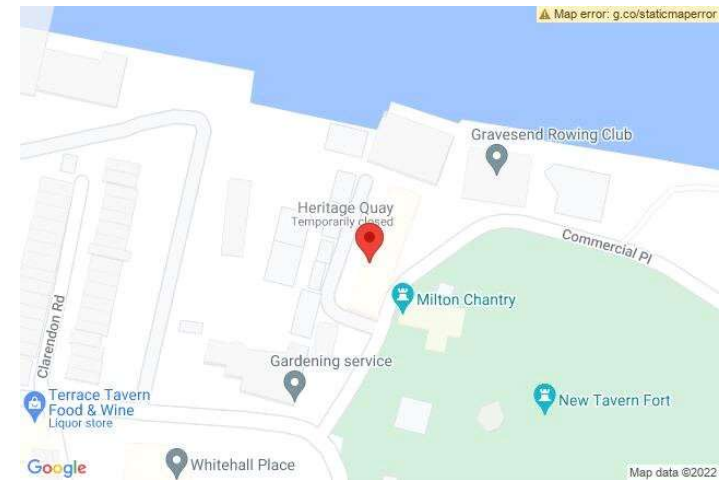
Service Charge: £2,463 Per Annum

## Additional Information

This property is a stone's throw away from the town centre, ideal for the local shops, restaurants and amenities. For commuters, the high-speed service from Gravesend station gets into London within 23 minutes, allowing you more social time with the family.



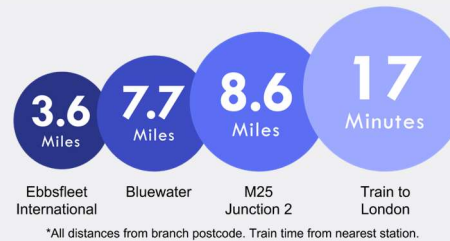




## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Andy Plaistowe - Branch Partner  
 01474 333111  
 Robinson Michael & Jackson  
 21A & B King Street,  
 Gravesend,  
 Kent DA12 2EB  
[gravesend@robinson-jackson.com](mailto:gravesend@robinson-jackson.com)

SALES | MORTGAGES | LEGALS

**ROBINSON MICHAEL & JACKSON**

**Second Floor**

Approx. 727.5 sq. feet



**Total area: approx. 727.5 sq. feet**

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.  
Plan produced using PlanUp.



