



Hazards House | West Street, Gravesend, DA11 0BN



Guide Price £210,000 - £230,000

Leasehold

ROBINSON MICHAEL & JACKSON

Our service will *move* you

Hazards House, West Street

Located within a desired residential block, walking distance to Gravesend town centre & train station is a 2-bedroom 1st floor flat with an allocated parking space. No forward chain.

Property Features

- Council Tax: C
- EPC Rating: C
- No Forward Chain
- Allocated Parking Space
- Walking Distance to Train Station
- Recently Renovated Throughout
- 4 Piece Master Bathroom
- Grade II Listed Building
- Stunning Stone Fireplace



Interior

Entrance: Communal entrance door into hallway. Stairs to first floor. Entrance door into: -

Hallway: 6.25m x 0.91m (20'6" x 3') Wood flooring. Built-in storage cupboard housing utilities. Loft hatch (crawl space). Intercom system. Doors to: -

Lounge: 5.13m x 4.52m (16'10" x 14'10") Two Double glazed Sash windows to front. Grade II listed vaulted ceilings. Ornate coving. Picture rail. Dado rail. Two radiators. Ornamental stone fireplace with panelled wall above. Wood flooring. Built-in storage seating. Pendant lighting over seating area. Panelled archway opening into: -

Kitchen: 3.58m x 1.45m (11'9" x 4'9") Single glazed Sash window to side. Wall and base units with quartz work surface over. Stainless steel sink unit with drainer and mixer tap over. Tiled back splash. Integrated dishwasher. Two ring induction hob and oven. Integrated fridge freezer. Pendant lighting. Wood flooring.

Bedroom 1: 4.06m x 2.46m (13'4" x 8'1") Single glazed Sash window to front. Built-in wardrobes with panelling. Radiator. Wood flooring.

Bedroom 2: 3.7m x 3.02m (12'2" x 9'11") Single glazed Sash window to side. Built-in wardrobe to remain. Radiator. Wood flooring.

Bathroom: 3.66m x 1.93m (12' x 6'4") Bathroom comprising freestanding claw foot tub. Walk-in shower with tiled surround and panelled screen. Vanity sink unit with storage under. Low level w.c. Porcelain tiled walls and flooring.

Exterior

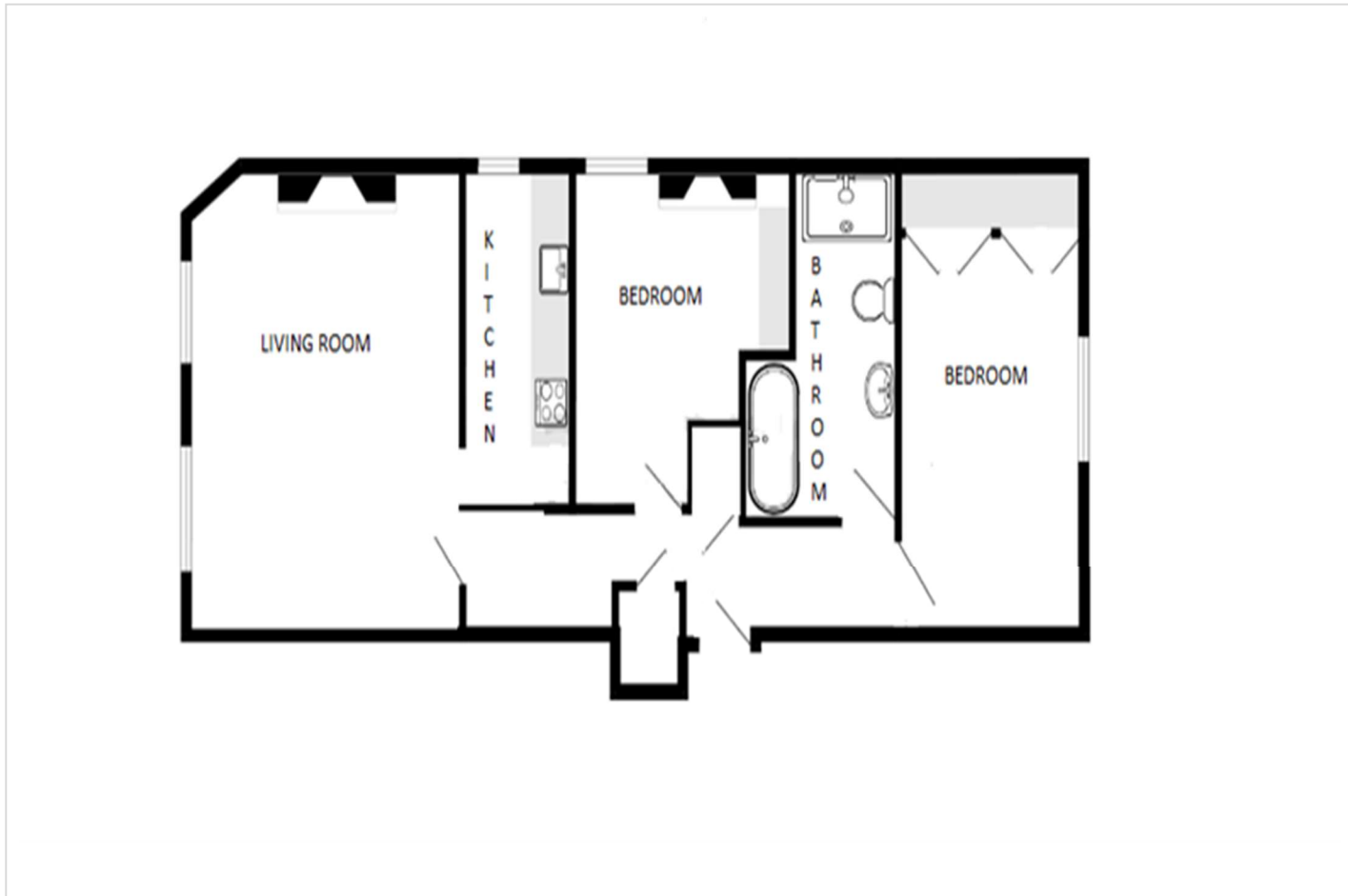
Parking: One allocated parking space.

Leasehold Information

Time remaining on lease: Approx. 95 years and 11 months.

Ground Rent: £100 Per Annum Per Annum

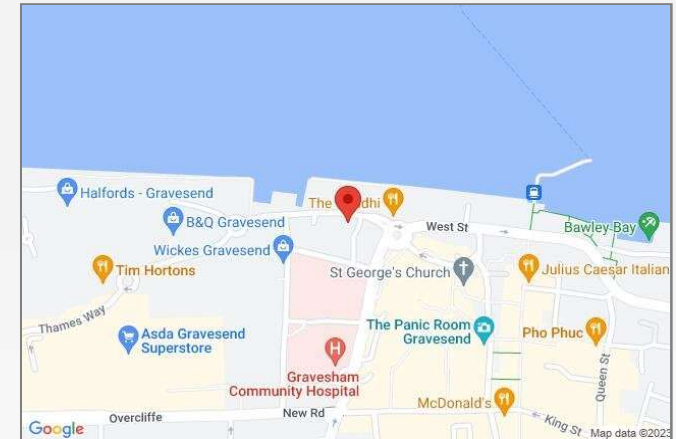
Service Charge: £180 Per Annum Per Calendar Month





Property Location

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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.

**FOR MORE INFORMATION
CONTACT US TODAY.**

01474 333111

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

gravesend@robinson-jackson.com

