



Overcliffe | Gravesend, Kent, DA11 0EH



Guide Price £150,000 - £170,000

Leasehold

ROBINSON MICHAEL & JACKSON

Our service will *move* you

Overcliffe, Gravesend

Located on the popular Overcliffe within walking distance to Gravesend Train Station is this immaculately presented first floor flat with allocated parking in private resident's car park. No chain!

Property Features

- Council Tax: A
- EPC Rating: D
- GUIDE PRICE £150,000 - £170,000
- Square Footage: 43.3 Sq Meters.
- No Forward Chain
- Private Entrance
- Vaulted Ceilings
- Immaculately Presented Throughout
- Private Residents Car Park
- Walking Distance to Gravesend Train Station



Interior

Entrance Hall: 2m x 1.12m (6'7" x 3'8") Entrance door into hallway. Laminate flooring. Radiator. Door to: -

Open Plan Lounge, Kitchen Diner: 6.22m x 4.06m (20'5" x 13'4") Single glazed bay window to front. Wall and base units with roll top work surface over. Sink and drainer unit. Tiled splash back. Integrated oven, induction on hob with extractor hood over. Space for appliances. Made to measure curtains (open to purchase).

Bedroom 1: 4.8m x 2.51m (15'9" x 8'3") Double glazed window to rear. Radiator. Wall mounted boiler. Laminate flooring.

Bathroom: 3.38m x 1.68m (11'1" x 5'6") Double glazed frosted window to rear. Suite comprising panelled bath with shower over. Vanity sink unit with storage under. Low level w.c. Heated towel rail. Part tiled walls. Tiled flooring.

Exterior

Parking: resident's car park.

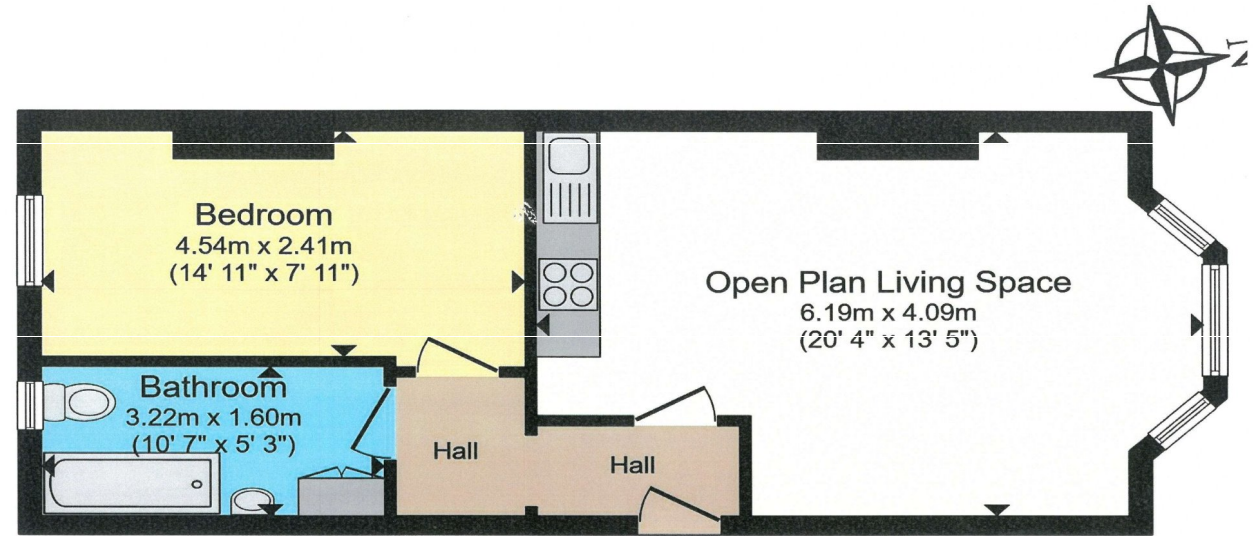
Leasehold Information

Time remaining on lease: Approx. 86 years and 9 months.

Ground Rent: £100 Per Annum

Service Charge: £1,779 Per Annum

Ground Rent Review Date:



Total floor area 43.3 sq.m. (466 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





Property Location

Overcliffe, Gravesend, Kent, DA11 0EH



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. There is an excellent rail service for commuters to London with the high-speed train into London St. Pancras in 22 minutes, Stratford in 17 minutes, and from Ebbsfleet to Paris in 2 hours.

**FOR MORE INFORMATION
CONTACT US TODAY.**

01474 333111

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

gravesend@robinson-jackson.com

