



Haig Gardens | Gravesend, Kent, DA12 1NE



Offers in excess of £210,000 Leasehold

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# Haig Gardens, Gravesend

Located in a popular modern development within walking distance to Gravesend Train Station is this rarely available, 2-bedroom first floor maisonette with private garden and a garage. No forward chain

## Property Features

- Council Tax: C
- EPC Rating: E
- No Forward Chain
- First Floor
- Garage and Driveway
- Ensuite Toilet
- Two Double Bedrooms
- Electric Heating Throughout
- Private Rear Garden





## Interior

**Entrance Hall:** 3.1m x 1.32m (10'2" x 4'4") Double glazed door into entrance hall. Electric heater to side. Loft hatch. Built-in storage cupboard. Carpet. Doors to: -

**Lounge:** 6.58m x 2.95m (21'7" x 9'8") Double glazed box window to front. Double glazed window to rear. Economy heater to side. Carpet. Opening into kitchen.

**Kitchen:** 2.41m x 2.4m (7'11" x 7'10") Double glazed window to front. Wall and base units with work surface over. Stainless steel sink and drainer unit with mixer tap over. Tiled back splash. Extractor fan. Space for appliances.

**Bedroom 1:** 3.56m x 3.45m (11'8" x 11'4") Double glazed window to front. Electric heater to side. Built-in wardrobe with mirrored front. Carpet.

**En-suite:** 1.7m x 1.17m (5'7" x 3'10") Double glazed frosted window to front. Low level w.c. Pedestal wash hand basin. Door to storage cupboard/ wardrobe. Tiled flooring.

**Bedroom 2:** 3.58m x 2.74m (11'9" x 9') Double glazed window to rear. Economy heater to front. Carpet.

**Bathroom:** 2.06m x 1.73m (6'9" x 5'8") Double glazed frosted window to rear. Suite comprising panelled bath with shower over. Sink unit with storage under. Low level w.c. Built-in cupboard housing water tank. Partly tiled walls. Laminate flooring.



## Exterior

Rear Garden to rear.

Garage and parking space.

## Leasehold Information

Time remaining on lease: Approx. 91 years and 10 months.

Ground Rent: Peppercorn

Service Charge: Approx. £900 Per Annum.

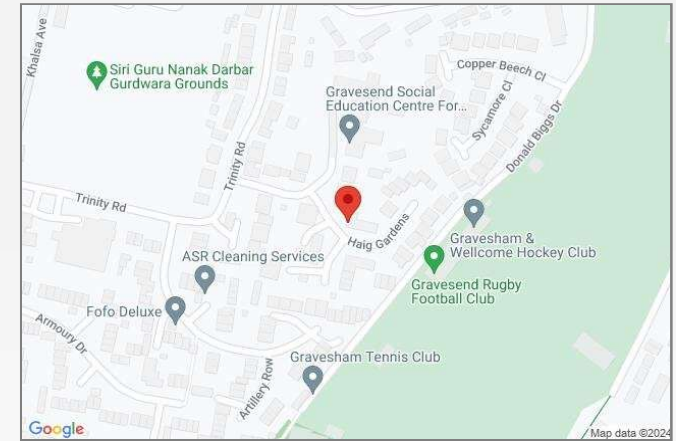






## Property Location

Haig Gardens, Gravesend, Kent, DA12 1NE



\*All distances from branch postcode. Train time from nearest station.

## 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.**

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