

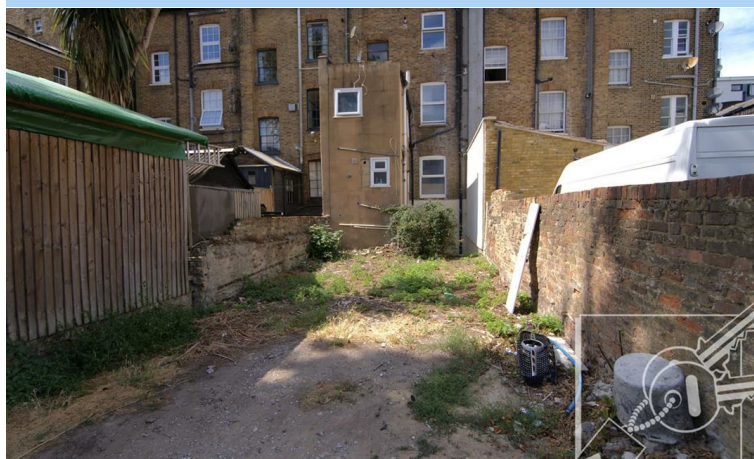


65d, Windmill Street,
Gravesend, DA12 1BJ

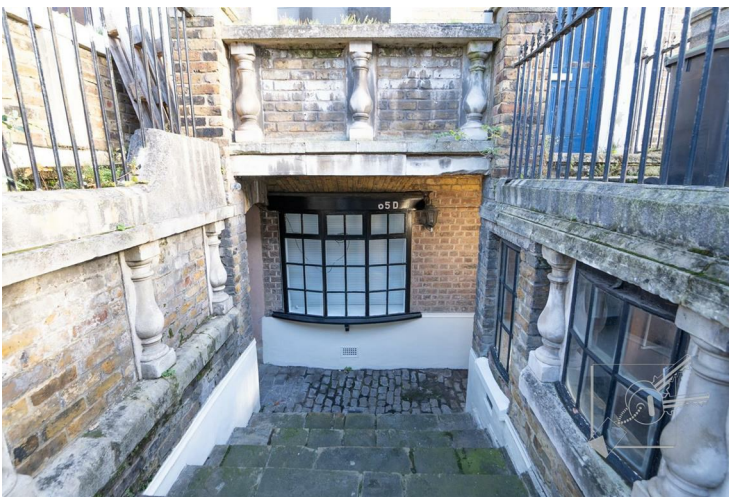
Offers In The Region
Of £140,000



- One Bed Flat With Courtyard Garden
- Walking Distance to Town Centre & Station
- Convenient Parking to Rear
- No Chain, Original External Features



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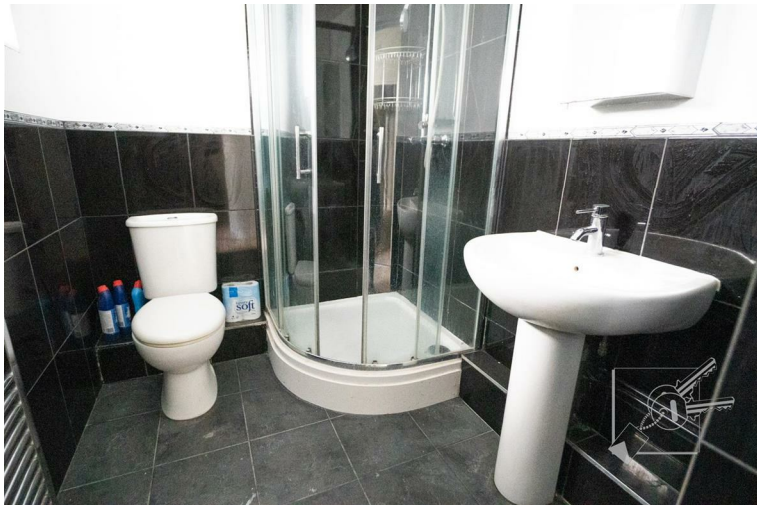


DESCRIPTION:

OIRO: £140,000 Situated on the lower ground floor, this characterful one bedroom maisonette would make a perfect step onto the property ladder for a first time buyer, or an ideal investment. Offering immediate vacant possession, comprises lounge, kitchen, one double bedroom and shower room. Additional benefits include , gas central heating, original external features, your own private entrance, a courtyard garden and off street parking to the rear of the property., which is a huge asset in this location. Call now to arrange your viewing.

LOCATION:

Situated within a few minutes walk of Gravesend Town Centre and mainline railway station and surrounded by a multitude of shops, bars and restaurants, this property is truly in the heart of it all. With Gravesend train station within walking distance of the maisonette, providing a high speed service to London St Pancras in 22 minutes, or Charing Cross in under an hour, this property is perfect for commuters. The A2, which gives access to the M2, M20 and M25 motorways, is easily accessible, and there is a regular bus service to Medway or Dartford. Ideally situated for access to Bluewater, the Kent countryside or the Kent Coast.



FRONTAGE:

Wide stairs leading down to lower level from street.
Private entrance door located under cover.

HALL:

A welcoming space comprising front door, vinyl wood effect flooring, access to the lounge and kitchen. Radiator.

LOUNGE:

A comfortable room perfect for entertaining with original features including Georgian-style bow window to front and an internal glazed window, allowing light to flow through the space and reflecting the building's historic origins. Carpeted floors and radiator.

KITCHEN:

Wood effect vinyl flooring. Radiator. Localised tiling to walls. White wall and base cupboards along one wall with complimentary worktop. Gas cooker and hob with extractor fan. White sink and drainer. Entrances to bedroom and lobby/utility.

BEDROOM:

A comfortable and quiet double room with double glazed window to rear looking out on to the private courtyard garden. Carpeted floors and radiator.

LOBBY / UTILITY:

Wood effect vinyl flooring, plumbing for washing machine and space for Fridge freezer. Upvc door leading to courtyard.

SHOWER ROOM:

Double glazed window to side. Heated towel rail. Part tiled walls and tiled floors. Pedestal basin. Shower cubicle with glass doors. Low level w.c. Worcester Boiler.

COURTYARD GARDEN:

There is a private courtyard garden to the rear for that all important outside space.

PARKING:

There is parking for residents to the rear of the property.

TENURE:

Leasehold

Lease Term: 150 years from 25th December 2024 (150 years remaining)

Service charges for 2025/2026: £318.87 TBC
Ground Rent: Peppercorn

Your solicitor/conveyancer should confirm full details prior to exchange of contracts.

SERVICES:

Mains Gas, Mains Electricity, Mains Drainage, Mains Water.



LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band A - £1,592.42 2026/2027

LOCAL LAND SEARCH

There are 6 local land charges for your search area.

Your free search reference is: 3943800 Smoke Order in place

IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

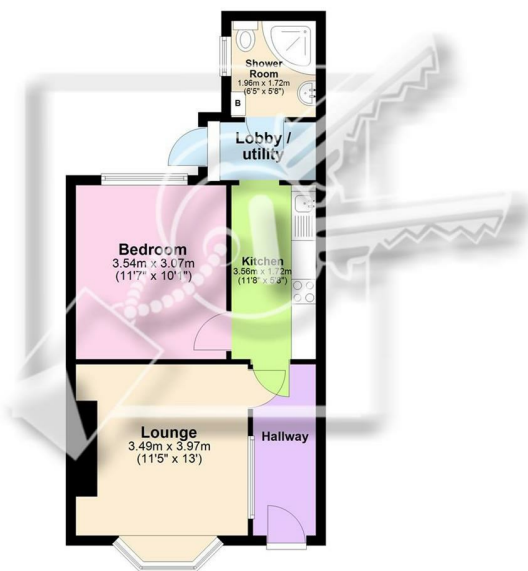
We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.



Lower Ground Floor



Floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.