

Offers in excess of £160,000  
Admirals Way, DA12



1

Bedroom



1

Bathroom

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## **OFFERS INVITED IN EXCESS £160,000**

### **TENURE: LEASEHOLD**

Spacious and nicely presented 1 bedroom modern 3rd floor flat on located just outside Gravesend town centre giving easy access to all amenities. Gravesend mainline train station is within walking distance with journey times to London Bridge in 45 minutes. The property benefits from gas central heating, double glazing, secure and gated allocated parking in undercroft, Intercom system and communal lift access.

### **ACCOMODATION :**

Entrance Hall, Lounge, Bedroom, Bathroom W/C

### **FULL DESCRIPTION:**

#### **ENTRANCE HALL:**

Fitted carpet, generous size storage cupboards, radiator, wall mounted room thermostat

#### **LOUNGE : 4.450 X 3.930**

Fitted carpet, UPVC double glazed windows, radiators

#### **KITCHEN : 2.950 X 1.860**

Range of Shaker style wall and base units, work surfaces, splashback tiling, Stainless steel sink with drainer and mono bloc tap, Zanussi built in electric oven, Stainless steel electric hob and extractor hood, Wall mounted Worcester Bosch combination boiler, Zanussi washer/dryer and Indesit fridge/freezer, vinyl floor covering

#### **BEDROOM : 3.900 x 3.590**

Fitted carpet, UPVC double glazed windows, radiator

#### **BATHROOM : 2.080 X 1.920**

Bathroom suite comprising of bath, wash hand basin and low level w/c. shower over bath, radiator, vinyl floor covering.

The Vendor advises of the following :

Remaining Lease : 111 years

Annual service charge: £1458

Ground Rent per annum: £200

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