



58, Springhead Parkway,  
Gravesend, DA11 8BF

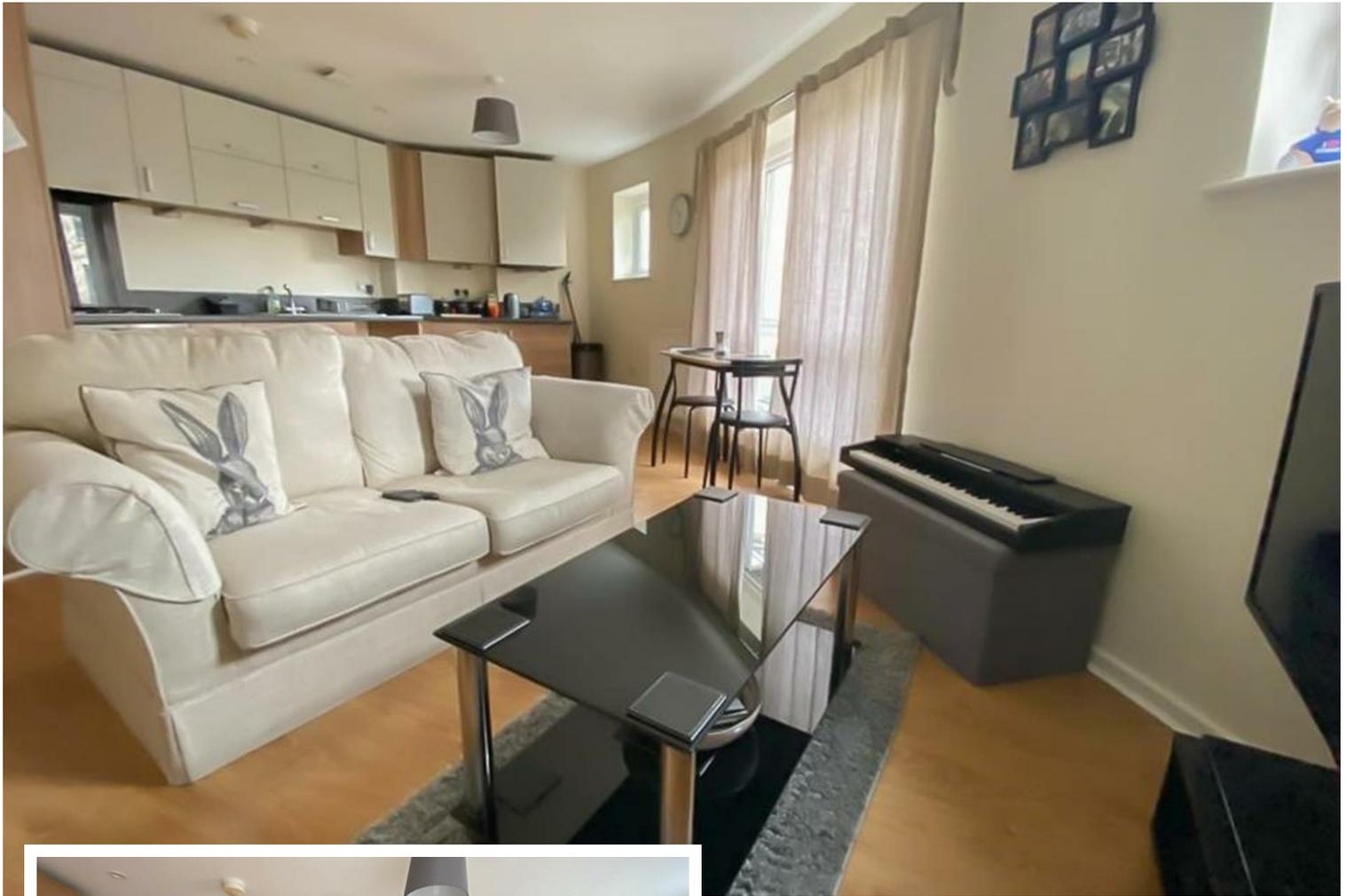
£205,000



- New Ebbfleet Development (circa 2009)
- One Allocated Parking Space
- 2 Double Bedroom Ground Floor Apartment
- Within 1.2 miles of Ebbfleet International



## 58 Springhead Parkway, Gravesend, Kent, DA11 8BF



### LOCATION DESCRIPTION

Springhead Park is a new homes development from Countryside Properties. Springhead Parkway forms the main spine of the development running from Springhead Road and is soon to be linked directly opposite Ebbsfleet International Station with its high-speed rail link to London St Pancras (journey time around 23 minutes). The A2/M2 lies within half a mile to the south linking with the M25 and the Dartford River Crossing.

### PROPERTY DESCRIPTION

A modern ground floor apartment with two double bedrooms, one with ensuite shower room. The property benefits from a large fitted kitchen with built-in appliances, family bathroom and allocated parking space. This well presented apartment would make a great investment or home purchase.

### GROUND FLOOR

Communal entrance.



### ENTRANCE HALL

14'8" x 3'8"

Entry phone. Built-in cupboard.

### OPEN PLAN LOUNGE/KITCHEN/DINER

12'2" narrowing to 3'8" x 6'10" narrowing to

Modern open plan living area with a feature curved wall, built-in kitchen with range of wall and base units and electric fan oven, gas hob, extractor fan, integrated fridge freezer and space for washing machine. Built-in cupboard housing gas combi boiler. Three windows to the front.

### BEDROOM ONE

13'8" x 9'1"

Twin windows to front. Door to;

### ENSUITE SHOWER ROOM

7'7" x 4'2"

Electric shower and enclosure, WC and wash hand basin set into vanity surround.

### BEDROOM TWO

11'9" x 8'10"

Window to the front.

### FAMILY BATHROOM

8'11" x 6'4"

A built-in bath with hand-held shower and full height tiled surround, WC and wash hand basin.

### EXTERIOR

One allocated parking space with further on road spaces for visitors.

### AGENT'S NOTE

Unusually for a modern apartment there is a gas fired central heating with a condensing combination boiler.

### LEASEHOLD DETAILS

250 years from 1st January 2008.

### SERVICES

Mains Gas, Electric, Drainage and Water.  
Council Tax: Gravesham Borough Council  
Band: D 2020/2021 Charges: £1,841.78

Current Service Charge: £1,398.48

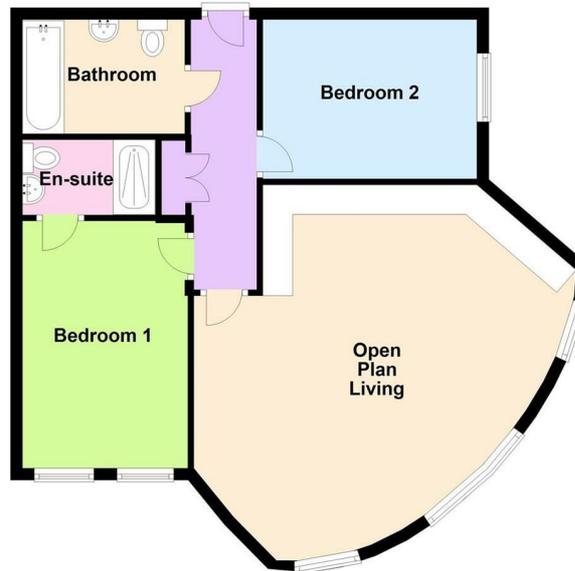
Current Ground Rent: £300.00





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Ground Floor



184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

www.sealeys.co.uk  
Email: sales@sealeys.co.uk  
Tel: 01474 369368



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