



2

Bedrooms



1

Bathroom



With no forward chain is this 2 bedroom riverside apartment exclusive to the over 55's offering independent living for the occupiers whilst benefiting from the on site warden if assistance was ever required. Located on the 3rd floor the property is stair free and can be accessed by the 2 lifts. Residence are invited to join in with the afternoon tea's in the communal lounge area plus the occasional get together. Other benefits include the access to the well maintained communal gardens as well as the use of the communal laundry room. In addition the property is fitted with emergency pull cords in all rooms of the apartment and a security entry system.

The property comprises Entrance Hall, Lounge, Kitchen, 2 Bedrooms and Shower Room

Lounge: 16.2ft x 10.7ft (5.025m x 3.250m) UPVC double glazed bay window, electric storage heater, ornate fire surround and electric fire

Kitchen: 9.4ft x 6.5ft (2.950m x 1.850m) Fitted wall and base units, work surfaces, stainless steel sink with monobloc tap, splashback tiling, electric oven, fridge/freezer and washing machine

Bedroom 1: 13.3ft x 9.7ft (4.025m x 2.925m) UPVC double glazed window, electric storage heater, fitted wardrobes

Bedroom 2: 11.5ft x 6.4ft (3.520m x 1.960m) UPVC double glazed window, panel heater

Shower room: 6.6ft x 5ft (2.000m x 1.510m) Fully tiled walls, large shower cubicle with sliding doors, shower attachments, built in vanity unit with inset wash hand basin and monobloc tap, wc with concealed cistern, heated towel rail

Entrance Hall: Electric storage heater, storage cupboard housing hot water tank

McConnells

Asking Price £160,000
Regents Court, West Street, Gravesend, Kent DA11 0BT



The image shows a graphic for an Energy Performance Certificate (EPC). On the left is a house icon with the text 'Energy Efficiency' inside. To its right is a vertical scale of seven colored arrows pointing right, labeled A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). To the right of the scale, the letters 'EPC' are written in large, bold, red font. Below this, the text 'Coming soon' is written in a large, dark grey font. At the bottom of the graphic is a red progress bar that is partially filled, with a small white arrow pointing right.



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