

MANOR ESTATES (SOUTH EAST) 01474 328074



MELBOURNE QUAY

GRAVESEND (EPC C)

TWO BEDROOM APARTMENT

ENSUITE TO MASTER BEDROOM

BALCONY WITH PANORAMIC RIVER VIEWS

WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION

LEASEHOLD

GUIDE PRICE: £250,000

MELBOURNE QUAY, GRAVESEND, DA11 0BX



Manor Estates are pleased to offer this two bedroom apartment situated in the popular complex of Melbourne Quay, on the River Front in Gravesend. The property is within walking distance to town centre and train station and benefits from gated, off road parking and panoramic views of the River Thames.

The property is in need of cosmetic renovation and comprises of two bedrooms, including an en-suite to the main bedroom, kitchen, bathroom and a good size lounge/diner with double glazed French doors to balcony.

This is the Ideal property for First Time Buyers, investors or even those looking to downsize. There is also the benefit of a No Forward Chain!

Entrance Hall

Carpet, magnolia painted walls, storage cupboard, entry phone.

Lounge—23ft 7 x 11ft (7.24m x 3.36m)

Carpet, magnolia painted walls, x3 double glazed windows with river views, wall mounted electric heater, French doors to balcony with panoramic views of the River Thames.

Kitchen— 11ft 2 x 7ft 2 (3.42m x 2.20m)

Carpet, wood effect wall and base units, integrated appliances, part tiled walls.

Bedroom One— 12ft 7 x 8ft 7 (3.88m x 2.66m)

Carpet, magnolia painted walls, double glazed window with River Views, wall mounted electric heater, built in wardrobe/cupboard.

En-suite—7ft 6 x 4ft 9 (2.34m x 1.50m)

Wood tiled flooring, white bathroom suite comprising of panel enclosed bath, low level WC, hand wash basin, part tiled walls, extractor.

Bedroom Two—12ft 5 max x 6ft 4 (3.84m max x 1.97m)

Carpet, blue painted walls, double glazed window with River Views, wall mounted electric heater.

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Bathroom - 7ft x 4ft 6 (2.16m x 1.43m)

Carpet, shower cubicle, part tiled walls, sink with cupboard underneath, extractor.

Balcony - Panoramic River Views

Viewing Recommended—Call us on 01474 328074 or email gemma@manor-estates.com to arrange a convenient time.

General Information

Lease - 94 year lease remaining.

(125 years from 29th September 1992 to 29th September 2117)

Service Charge - £1860.000 per annum

(£465.00 per quarter)

Council Tax—Band C

Parking -Allocated parking for one car in secure gated car park.

Please Note: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract. None is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All information and measurements have been provided as a guide to prospective purchasers only and may not be precise. Although provided to the best of our knowledge, we do advise that any queries should be confirmed with the solicitors.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

