



## Flat 2, Brann House Barchamber Way, Gravesend

£265,000 Leasehold

Located on a modern development • Spacious 2 double bedroom Slip Level Maisonette • Allocated Parking for 1 car • En-Suite to Master Bedroom • Family Bathroom & Ground Floor WC • Open Plan Lounge to modern kitchen/Diner • Great transport links • Close to amenities • Ideal First time purchase or great investment as buy to let • No Chain



Welcome to this beautifully presented, spacious two double bedroom slip level maisonette, situated within a sought-after modern development. Perfectly positioned for both convenience and comfort, this property offers a superb opportunity for first-time buyers or investors seeking a high-quality buy-to-let with excellent rental potential.

Upon entering, you are greeted by a welcoming entrance hall that provides access to a ground floor WC, ideal for guests and every-day practicality. The property boasts a thoughtfully designed open plan lounge, seamlessly flowing into a contemporary kitchen and dining area. This versatile living space is perfect for relaxing, entertaining, or enjoying family meals. The kitchen is fitted with modern units and integrated appliances (subject to specification), offering both style and functionality for the discerning homeowner.

The maisonette features two generously sized double bedrooms, each designed with comfort in mind. The master bedroom benefits from a private en-suite shower room, providing a touch of luxury and convenience. The second double bedroom is equally well-proportioned and is served by a modern family bathroom, featuring quality fixtures and a neutral décor that complements the overall aesthetic of the home.

Additional features include allocated parking for one car, ensuring hassle-free parking in this popular development. The property is offered with no onward chain, providing a straightforward and efficient purchase process for motivated buyers.

Location is a key advantage of this property. Residents will enjoy close proximity to a range of local amenities, including shops, cafes, and essential services, all within easy reach. Excellent transport links are a further highlight, with convenient access to major road networks and public transport options, making commuting or travelling further afield both simple and efficient.

This maisonette has been designed to offer a modern lifestyle in a well-connected location, making it an attractive proposition for a range of buyers. Whether you are looking for your first home or a sound investment opportunity, this property ticks all the boxes. The combination of spacious accommodation, contemporary finishes, and practical features ensures comfortable living for years to come.

Do not miss your chance to secure this exceptional two double bedroom maisonette in a thriving development. Contact us today to arrange your viewing and discover all that this impressive home has to offer.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

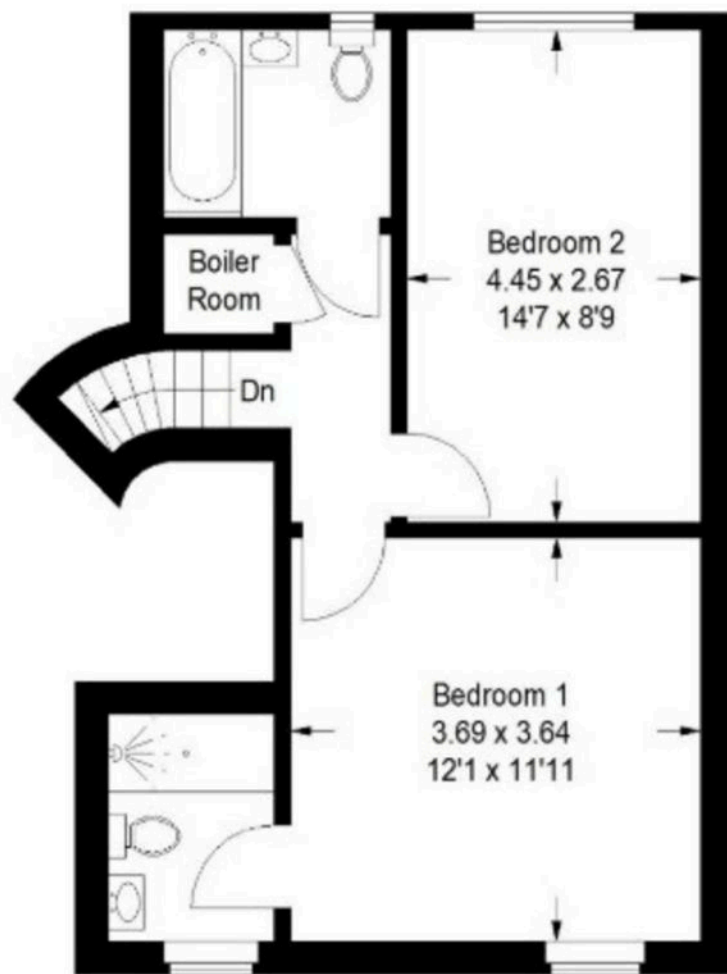








**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 39.9 sq m / 429 sq ft  
 First Floor = 38.6 sq m / 415 sq ft  
 Total = 78.5 sq m / 844 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door opening are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1022758)