



## 9 Venture Court, Canal Road

**£190,000 Leasehold**

First Floor apartment • Beautiful panoramic views of the River Thames • Close to Gravesend Town Centre • Walking Distance to Gravesend Station with High Speed Rail Links • En-Suite to Master Bedroom • Allocated Parking • Ideal Investment for Buy to Let or FTB • No Chain



Introducing this well-presented two bedroom first floor apartment, perfectly positioned to take advantage of beautiful panoramic views over the River Thames. The property offers a spacious and light-filled living area, with large windows that frame the river scenery and create a tranquil atmosphere throughout. The modern kitchen is well equipped, making it ideal for both every-day living and entertaining. The master bedroom benefits from a en-suite shower room, while the second bedroom is generously proportioned and served by a stylish family bathroom. With ample storage and a practical layout, this apartment is perfectly suited to first time buyers, professionals, or those seeking a sound buy to let investment. The property is offered with no onward chain, ensuring a smooth and efficient purchasing process.

Located just a short stroll from Gravesend Town Centre, residents will enjoy easy access to a variety of shops, bars, and restaurants. Gravesend Station is within walking distance, providing high speed rail links to London and beyond, making this an excellent location for commuters. The apartment includes an allocated parking space (a valuable asset in this central location), as well as secure entry for added peace of mind. The communal grounds are well maintained and provide a pleasant setting for residents, with mature planting and riverside pathways offering opportunities for leisure and relaxation. Whether you are looking for your first home, an investment opportunity, or a convenient base with stunning views, this apartment delivers a rare combination of comfort, convenience, and style. Early viewing is highly recommended to appreciate everything this exceptional property has to offer.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

