

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

**2 BED SECOND FLOOR FLAT
WITH BALCONY 730 SQ/FT**



**Flat 76 Baltic Wharf,
Clifton Marine Parade,
Gravesend,
Kent,
DA11 0DR**

OFFERS OVER £170,000

Whilst every effort has been made to ensure these particulars are correct they are set out as a general guide only and do not constitute any part of an offer or contract. Fraser Commercial Limited do not warrant the information and any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of each of them.

0161 244 8640

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LOCATION

The property is located on the northern side of Clifton Marine Parade on the southern bank of the River Thames in Gravesend town centre. All of the usual town centre facilities are readily available.

DESCRIPTION

The property comprises a tidy, well appointed, second floor two bedroom flat with double patio style doors leading onto a balcony, with river views. It is clean and tidy throughout being nicely decorated with recent new carpets, a modern kitchen, bathroom, electric heating and hot water tank plus double glazed windows. There is a door entry system, CCTV onsite. This flat has no onsite parking, but does have access to a secure bicycle storage area located in the main car park. There is free on street parking on the road opposite.

ACCOMMODATION

APPROX. GROSS INTERNAL FLOOR AREA 753 SQ FT 70 SQ METRES



SALE PRICE

Offers over £175,000

TENURE

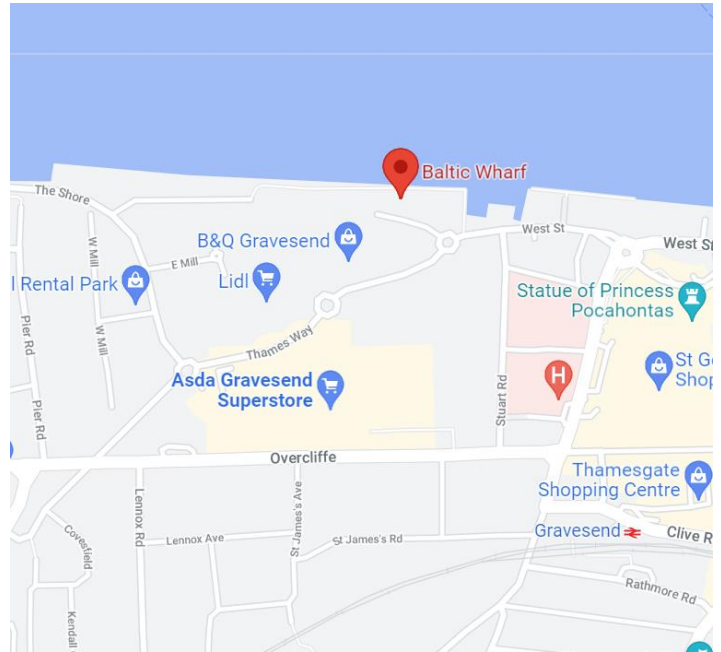
The property is held by way of a 125 year ground lease from January 2003

SERVICE CHARGE

The property is subject to an annual service charge. This currently runs at £1,741 pa. A full breakdown of the service charge is available on request

COUNCIL TAX

Band D. Local authority reference number 126407600



EPC

Report currently on order. Available shortly.

VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS



CALL: 0161 244 8640

EMAIL: simon@frasercommercial.co.uk

Preparation of details December 2022

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