



West Street, , DA11 0BW  
£875 Per month

The  Property Cloud



Available Mid January is this ONE BEDROOM, GROUND FLOOR APARTMENT with TERRACE OVERLOOKING THE RIVER. Benefits include: 0.4 Miles to Gravesend Station. MODERN Kitchen & Bathroom. Large Lounge/Diner with Triple Aspect Windows. Convenient for Local Shops & High Street. FURNISHED. Sorry No DSS & No Pets. Viewings come HIGHLY RECOMMENDED!

### Entrance Hall

Laminate flooring. Composite front door. Window to front. Radiator. Plain ceiling. Doors to:

### Lounge/Diner

16'4" x 19'0" widest points (4.99 x 5.80 widest points)  
Laminate flooring. Window to front, rear & side. Two radiators. Open to Kitchen. Door to External Terrace Area.

### Kitchen

7'7" x 5'10" (2.33 x 1.79)  
Vinyl flooring. Window to rear. Matching range of wall and base units with work top over and tiled splash backs. Integrated electric oven. Gas hob with extractor over. Fridge freezer. Stainless steel sink unit with double drainer and mixer tap. Plain ceiling. Recessed spotlights. Recently installed boiler with Hive heating system.

### Master Bedroom

10'5" x 10'10" (3.18 x 3.32)  
Carpeted. Two windows to side. Radiator. Storage cupboard. Plain ceiling. Recessed spotlights.

### Bathroom

6'5" x 5'10" (1.97 x 1.78)  
Vinyl flooring. Radiator. Low level WC. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Local tiling. Storage cupboard housing & plumbed for washing machine. Plain ceiling.

### Terrace

14'0" x 12'11" (4.27 x 3.96)  
Decked with recessed floor lighting. Security lighting. Brick built Bar-B-Q. Fenced. Views over the pier and River Thames.

### List of Furniture to Remain

Bedroom:

- Double bed & mattress
- 2 x bedside tables
- Double wardrobe
- Large chest of drawers

Bathroom:

- Washing machine/tumble dryer
- 3 drawer storage unit

Living Room:

- Corner sofa
- Coffee table

Extending dining table & 2 chairs  
(+ 4 fold away chairs stored in kitchen)

Bureau/display cabinet

Kitchen:

Fridge freezer

Basic cutlery/crockery etc

Terrace:

Bistro set (table with 2 chairs)

### **Additional Information**

COUNCIL TAX

Gravesham Council - Band A.

COMMUTING

Gravesend Station - 0.4 Miles.

LOCAL AREA

The property is located within a short walk of both Imperial Retail Park (5 minutes) & St George's Shopping Centre (7 minutes) providing an array of shops, businesses & restaurants.

### **Disclaimer**

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not tried or tested any appliances or services. These particulars do not form

part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. All properties come unfurnished unless otherwise stated. The Property Cloud charge administration fees in order to set up a tenancy with any proposed tenant/s, there may also be ongoing charges that apply throughout the tenancy, for further information on these fees, please contact our office or visit our website. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and if you are unsure about any part of the assured short hold tenancy agreement we recommend you consult a legal representative before entering into the contract.



West Street, Gravesend, Kent, DA11 0BW.



Total Approx Floor Area: 51.1 m<sup>2</sup> ... 551 ft<sup>2</sup> (excluding terrace)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(91-95) A			(81-85) A		
(81-91) B		77	(61-81) B		81
(69-81) C			(49-61) C		
(55-69) D			(39-49) D		47
(39-55) E	49		(29-39) E		
(21-39) F			(13-29) F		
(1-21) G			(1-13) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			