



80 St. Marks Avenue, Northfleet, Gravesend, Kent, DA11 9LW

Guide price £130,000

GUIDE PRICE £130,000 - £140,000. The Property Cloud are pleased to present to the market this well maintained, two bedroom first floor maisonette with its own private rear garden. Located within close proximity to Gravesend Station and local Bus routes to Ebbsfleet International we believe this property would make an ideal first time purchase or buy to let investment. This well presented home consists of entrance porch that is plumbed for a washing machine, a bright lounge with bay windows, two well proportioned bedrooms, modern kitchen & bathroom. Additional benefits include off road parking space (STPP for a dropped kerb) Economy 7 Storage heating & double glazed windows. Viewings come highly recommended to fully appreciate all that is on offer.



Entrance Porch

Tiled flooring. Frosted double glazed windows to front and side. Double glazed door to front. Door to entrance hall. Plumbed for washing machine.

Entrance Hall

Carpet. Access to loft. Electric meter. Electric consumer unit. Coved ceiling. Doors to:

Lounge

12'2 x 11' (3.71m x 3.35m)

Carpet. Double glazed half bay window to front. Economy 7 storage heater. Coved ceiling. Recessed spotlights.

Kitchen

6' x 5'9 (1.83m x 1.75m)

Vinyl flooring. Double glazed window to rear. Matching range of wall and base units with work top over. Space for fridge freezer. Integrated electric oven. Electric hob with extractor over. Extractor.

Master Bedroom

9'8 x 9'4 (2.95m x 2.84m)

Carpet. Double glazed window to front. Economy 7 storage heater. Coved ceiling.

Bedroom Two

8'9 x 8'9 (2.67m x 2.67m)

Carpet. Double glazed window to rear. Economy 7 storage heater. Coved ceiling.

Bathroom

5'9 x 5' (1.75m x 1.52m)

Tiled flooring. Frosted double glazed window to rear. Economy 7 storage heater. Panelled bath with electric power shower over. Low level WC. Pedestal wash hand basin. Fully tiled walls. Extractor.

Garden

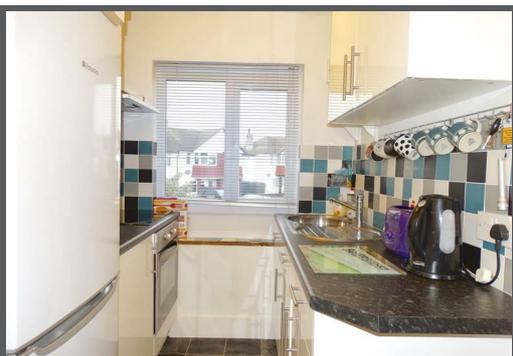
Private access to garden. Gated & fenced. mainly laid to lawn. Side gate providing off road parking subject to planning permission for dropped kerb.

Lease Information

Lease 130 years from 25th March 1980.

95 Years Remain.

Ground Rent - £200 per annum. £100 Paid every 6 months. March & September.



Additional Information

Rental Ability - We believe that a rental amount of £650pcm is achievable providing an approximate annual yield of 5.7%.

Council Tax - Gravesham Council - Band B.

Commuting

Gravesend Station - 0.7 Miles.

Northfleet Station - 1.4 Miles.

Ebbsfleet International - 2.2 Miles. Accessible via Fast Track Bus Route B from Thames Way.

Schools

Rosherville C or E Primary School - 0.5 Miles.

Mayfield Grammar School - 0.5 Miles.

Copperfield Academy 0.5 Miles.

Area History & Information

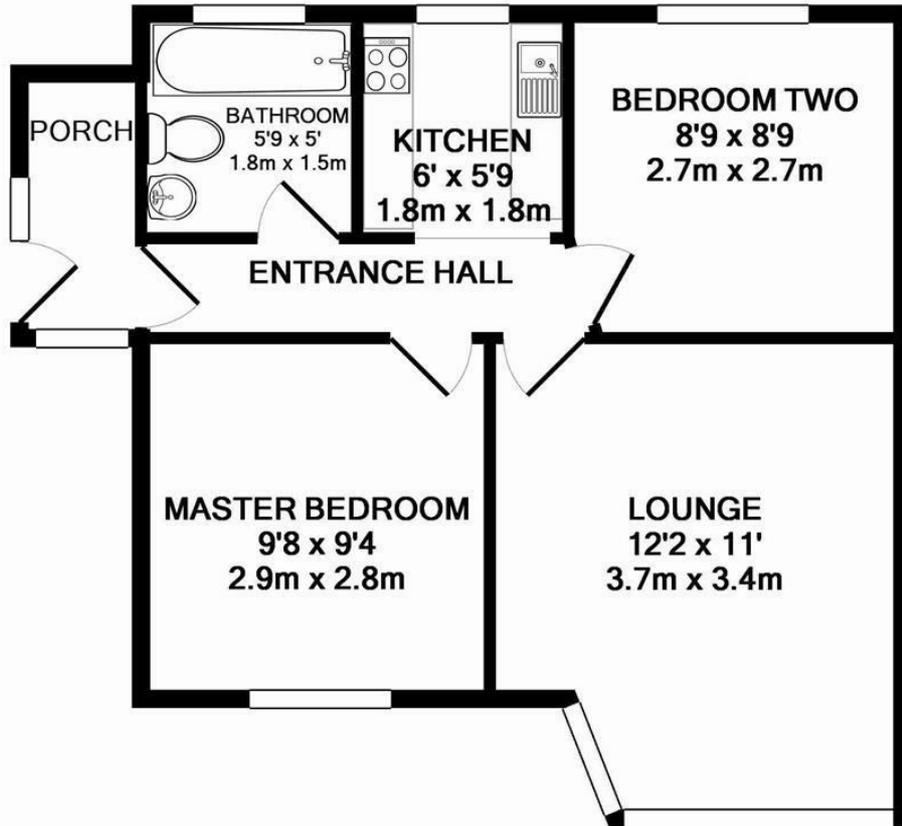
Its name is derived from being situated on the northern reach of what was once called the River Fleet (today known as the Ebbsfleet). There is a village at the other end of the river named Southfleet. It has been the site of a settlement on the shore of the River Thames adjacent to Gravesend since Roman times. It was known as Fleote by the Saxons c. 600 AD, Flyote c. 900 AD, and Flete c. 1000 AD. It was recorded as Norfluet in the Domesday Book, and Northflet in 1201. By 1610 the name of Northfleet had become established. A battle took place during the civil war at the Stonebridge over the Ebbsfleet river. Northfleet became a town in 1874 with the Northfleet Urban District Council being established c. 1894. In 1974 it was merged with the adjacent Borough of Gravesend. The first council offices were off the Hill, but the council then moved to Northfleet House (now a nursing home for the elderly). Northfleet House was once the home of Mr. Sturges a local landowner. Northfleet was in the lathe of Aylesford and the hundred of Toltingtrough.

Romans lived in the area now known as Springhead, which they called Vagniacae. A Roman road, which forms the basis of the A2 Watling Street, divides the area

Disclaimer

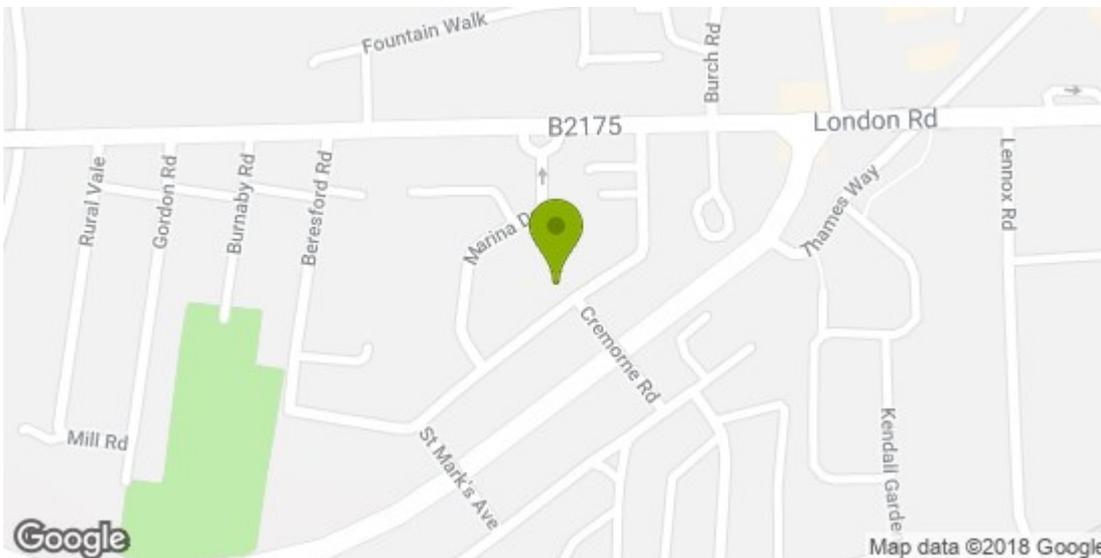
Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The-Property-Cloud.co.uk have not tried or tested any appliances or services. These particulars do not form part of any contract and are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.





TOTAL APPROX. FLOOR AREA 425 SQ.FT. (39.5 SQ.M.)

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 mis-statement. 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 or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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