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## Haynes Road, Gravesend, DA11 7HW

**£1,200 Per month**

**AVAILABLE IMMEDIATELY** - We are pleased to bring to the market this 2 BEDROOM FLAT which has been recently renovated. The property has 2 DOUBLE BEDROOMS, a GOOD SIZED RECEPTION ROOM plus a MODERN KITCHEN AND BATHROOM.

Located close by to a number of local shops, amenities and schools. The property is just a 20 minute walk to Gravesend Town Centre where you can catch the high speed rail link from Gravesend Mainline Train Station into London taking just 20 minutes. Bluewater Shopping Centre and Ebbsfleet International Station are both just a short drive away. Great links to the A2/M25 as well.



INTERNAL

**Kitchen**  
10'3 x 7'7 (3.12m x 2.31m)

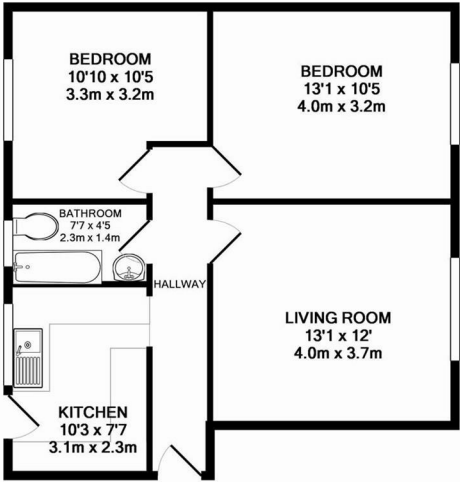
**Bathroom**  
7'7 x 4'5 (2.31m x 1.35m)

**Living Room**  
13'1 x 12 (3.99m x 3.66m)

**Bedroom 1**  
13'1 x 10'5 (3.99m x 3.18m)

**Bedroom 2**  
10'10 x 10'5 (3.30m x 3.18m)

EXTERNAL



TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.6 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		
	76	76

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		