



**St Marks Avenue  
Northfleet  
Gravesend  
Kent  
DA11 9LL**

**Offers in Excess of £173,000**

**bettermove**

# St Marks Avenue Gravesend

Bettermove are proud to present this 2 bedroom maisonette in Northfleet available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has ample on road parking nearby. The council tax band is B.

This is a leasehold property with 91 years remaining on the lease; the ground rent is £300 per annum.

The interior of this ground floor property briefly comprises a spacious living room, two bedrooms, the fitted kitchen and the bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

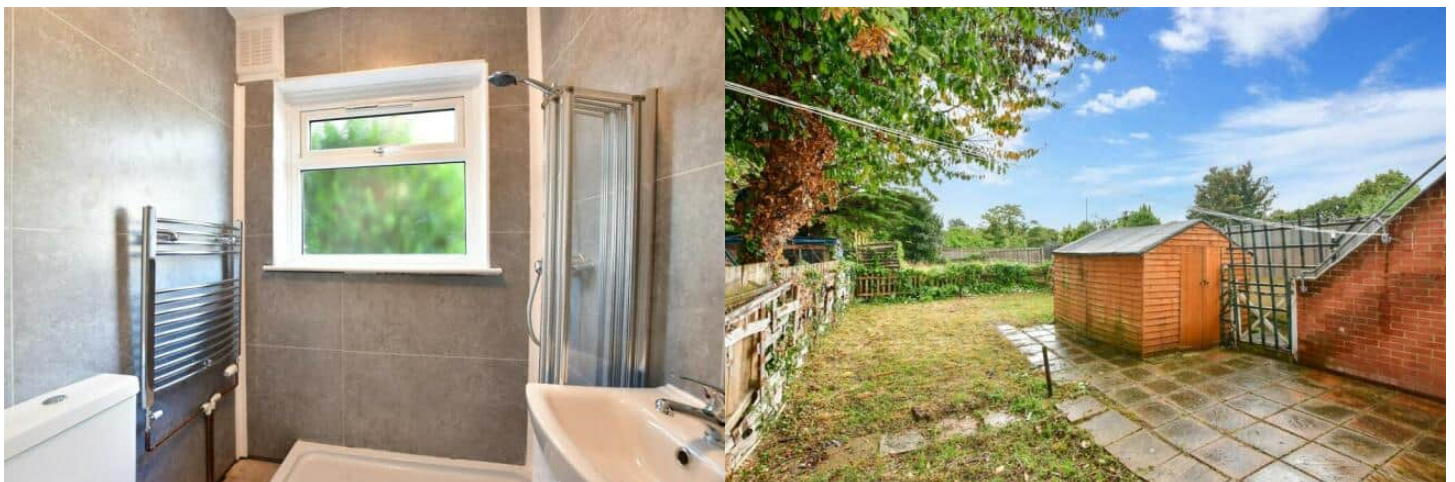
Located in the popular town of Northfleet, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Northfleet and Gravesend Train Stations, the A2 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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