



**Compass Court
Waterside
Gravesend
Kent
DA11**

Offers In Excess Of £190,000

bettermove

Waterside Gravesend

Bettermove are proud to present this 2 bedroom flat in Gravesend, available with no forward chain.

This property is currently tenanted, and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric heating throughout, with parking available via the residents car park.

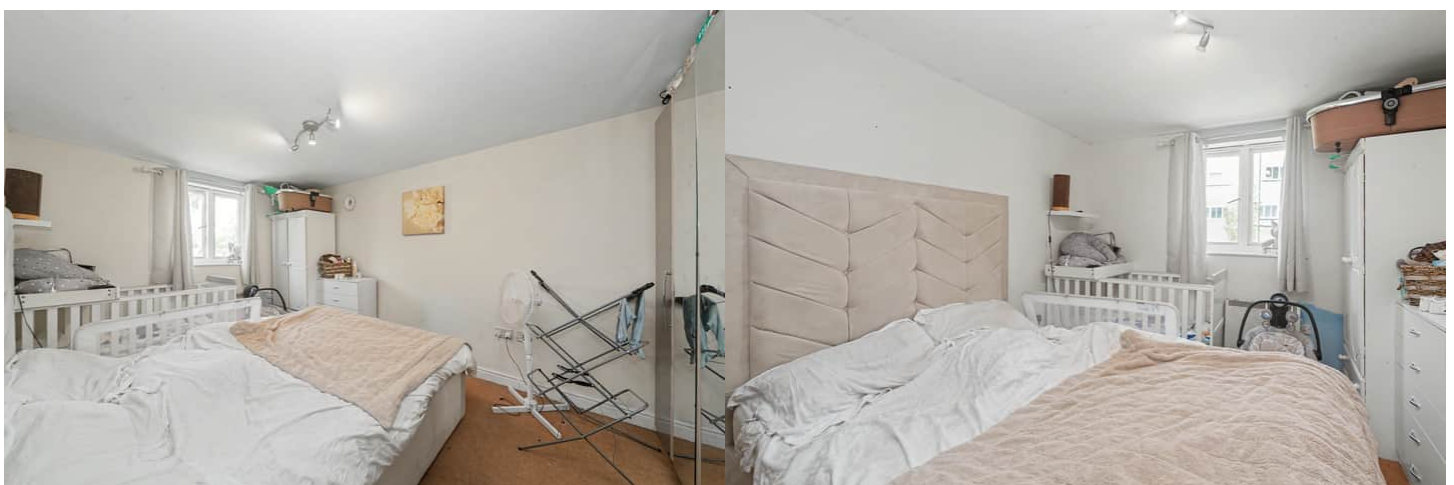
The council tax band is C.

This is a leasehold property with 124 years remaining on the lease; the ground rent is £125.00 per annum. and the service charge is £1,200.00 per annum.

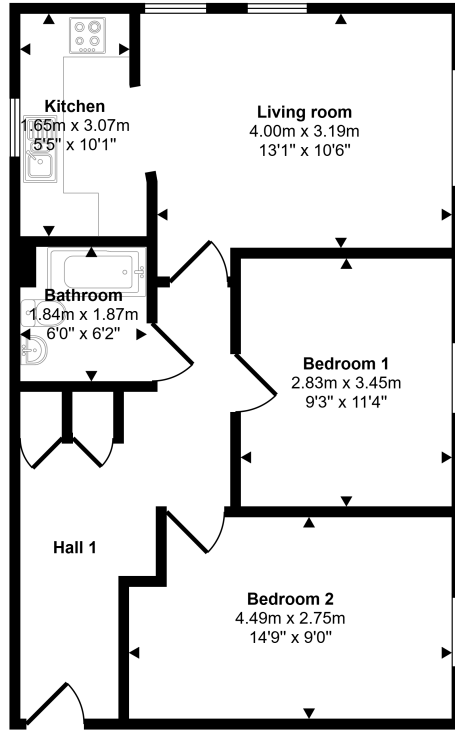
The interior of this beautifully presented, first floor property, comprises a spacious living room, fitted kitchen, two double bedrooms, and a family bathroom.

Located in the popular town of Gravesend, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Northfleet train station (2.3 miles), variety of bus routes and the A2 and M25.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approx Gross Internal Area
59 sq m / 633 sq ft



Sixth Floor

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	83	84
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	75	76
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk