

**MANOR ESTATES (SOUTH EAST) 01474 328074**



## **MELBOURNE QUAY**

**GRAVESEND (EPC B)**

**TWO BEDROOM APARTMENT WITH RIVER VIEWS**

**ENSUITE TO MASTER BEDROOM**

**GATED PARKING**

**WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION**

**LEASEHOLD**

**GUIDE PRICE: OFFERS OVER £240,000**

# MELBOURNE QUAY, GRAVESEND, DA11 0BX



Manor Estates are pleased to offer this modern, well presented two bedroom apartment situated on the River Front in Gravesend. The property is within walking distance to town centre and train station and benefits from gated, off road parking.

The property comprises of two bedrooms, including an en-suite to the main bedroom, lounge and dining area with double glazed French doors to balcony, kitchen and modern main bathroom.

**No Forward chain!**

**Lounge** – 14ft 2 x 10ft 11 (4.33m x 3.08m)

French doors to balcony.

**Dining Area** – Open plan

**Kitchen** – 9ft 9 x 7ft 6 (2.99m x 2.28m)

Fitted wall and base units, integrated oven, integrated hob, integrated fridge freezer, integrated dish washer, integrated washing machine tiled walls.

**Bedroom One** – 14ft 3 max x 8ft 10 (4.35m X 2.73m)

Fitted wardrobe

**En-suite** – 7ft 4 x 5ft 4 (2.23m x 1.63m)

Modern white bathroom suite comprising of panel enclosed bath, low level WC, hand wash basin with cupboard.

**Bedroom Two** – 11ft 6 x 9ft 3 (3.53m x 2.82m)

**Bathroom** – 6ft 3 x 4ft 3 (1.92m x 1.29m)

Shower cubicle, Low level WC, pedestal hand wash basin.

**Balcony with River Views**

*Please Note: All information and measurements have been provided as a guide to prospective purchasers only, and may not be precise. Although provided to the best of our knowledge, we do advise that any queries should be confirmed with the solicitors.*



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

