

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Maisonette

Price Guide

£225,000

Located in

Gravesend



[www.livermores.co.uk](http://www.livermores.co.uk)



## 69 The Hollies

Gravesend DA12 5ER



GUIDE PRICE £225,000 to £240,000. We are delighted to offer this purpose built 2 double bedroom split level maisonette situated in a sought after part of Gravesend. The property is in good decorative condition and benefits from a recently installed kitchen. The home also benefits from gas fired central heating, double glazing, garage and a long lease. An ideal first purchase or buy to let investment. VIEWING RECOMMENDED





# 69 The Hollies

£225,000 Leasehold




- PURPOSE BUILT SPLIT LEVEL  
MAISONETTE
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING
- GARAGE EN BLOC
- COUNCIL TAX D EPC TBA
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- WHITE BATHROOM SUITE
- SPACIOUS LOUNGE
- SIMILAR PROPERTIES REQUIRED



## Council Tax Band D

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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