

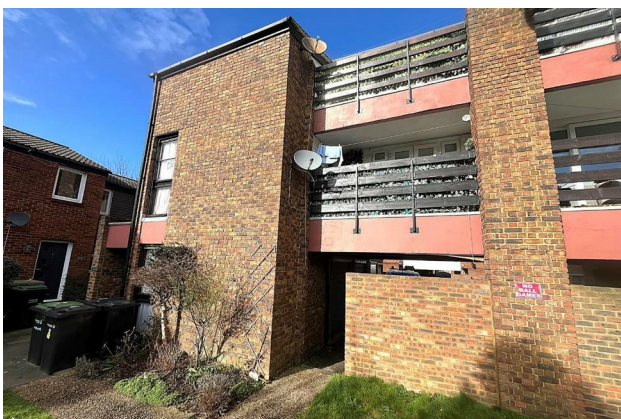
# HUNTERS®

HERE TO GET *you* THERE

**3 The Hollies, Gravesend, DA12 5EP**

**Asking Price £180,000**

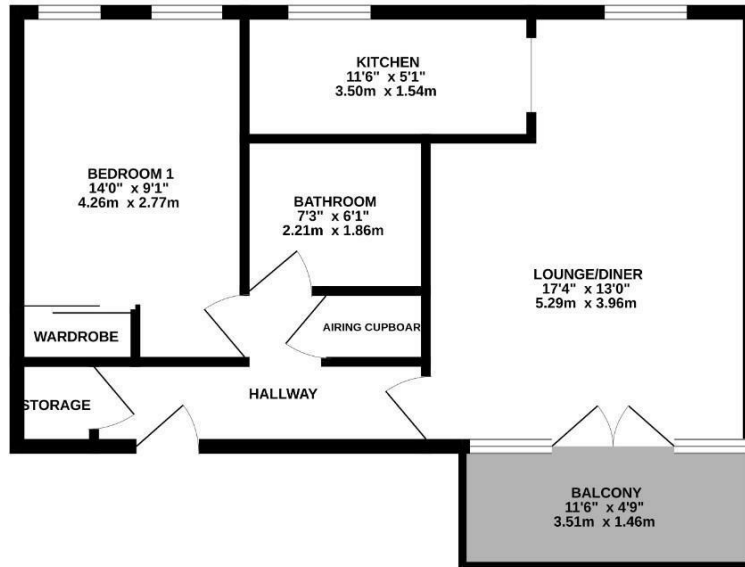
**Property Images**



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GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



THE HOLLIES, GRAVESEND, DA12

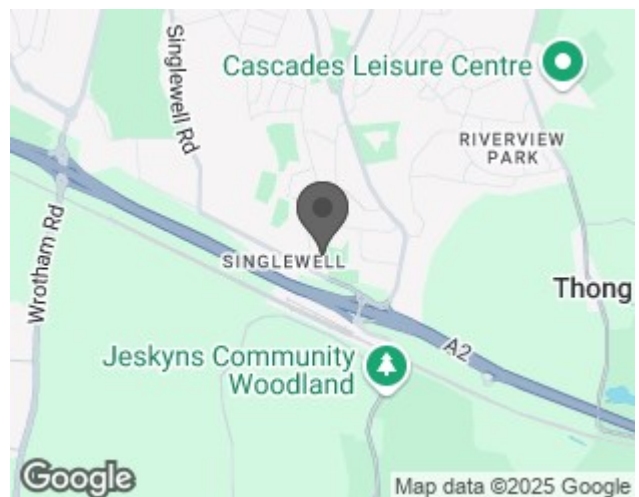
TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 60625

## EPC

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>		70	70
(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	

## Map



## Details

Type: Flat Beds: 1 Bathrooms: 1 Reception: 1 Tenure: Leasehold

## Summary

We are delighted to offer for sale this well presented one bedroom flat located on The Hollies.

The property consists of open plan lounge/diner, kitchen, bedroom with built in wardrobe space, bathroom and cupboard for storage.

Other benefits include a garage offering secure parking, external storage cupboard and lastly a south facing balcony, ideal for those who would prefer an outdoor private space to themselves.

In the surrounding area there is a local shop and also bus routes nearby which offers services into Gravesend Town Centre and Bluewater shopping centre. Finally, a short drive away is the A2 which allows travel links to London as well as down to the coast.

If you're looking to step onto the property ladder then this would make a great first time purchase or investment!

Call now to arrange an immediate viewing.

## Features

• BEAUTIFULLY PRESENTED • ONE BEDROOM  
FLAT • LOUNGE/DINER • KITCHEN • BATHROOM • SOUTH FACING  
BALCONY • GARAGE • CLOSE TO A2 • IDEAL FIRST TIME PURCHASE • EPC RATING C