



Ocean Drive

Gillingham | ME7 1FW



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Guide Price £310,000 to £340,000
Leasehold

Robinson Michael and Jackson are delighted to offer this Three-Bedroom Top Floor Penthouse overlooking the River Medway.

Benefitting from:

- 1386 Square Feet
- 0.75 miles to Gillingham Train Station
- Your first years Service Fee's paid!
- Far Reaching River Views
- Open Plan Living
- Balcony with Astro Turf
- Two Ensuites and Family Bathroom
- Granite Worktops
- Aircon in Kitchen and Master Bedroom
- Integrated Appliances
- Allocated Parking
- High Specification Finish
- Council Tax: E
- EPC Rating: C



Accommodation

Entrance Key fob/telephone entry system, stairs to all floors, lift.

Entrance Hall 6.7m (6.7m) (22' (22')) Entrance door, utility cupboard, wood effect flooring.

Open Plan Kitchen/Living 5.66m x 3.45m (18'7" x 11'4") Three double glazed windows, double glazed door to balcony, radiator, carpet.

Kitchen Area 3.58m x 2.18m (11'9" x 7'2") Range of cream wall and base units with granite work surfaces over, single drainer sink unit, under unit fridge and freezer, built in microwave and coffee maker, electric hob and oven, fitted dishwasher aircon.

Master Bedroom 4.04m x 3m (13'3" x 9'10") Double glazed window, radiator, fitted wardrobe, aircon, carpet.

Master En Suite 1.63m x 1.52m (5'4" x 5') Walk in shower cubicle, low level WC, wash hand basin, tiled, spotlights.

Bedroom Two 5m x 4.8m > 2.39m (16'5" x 15'9" > 7'10") Two double glazed windows, radiator, carpet.

En Suite 1.85m x 1.57m (6'1" x 5'2") Double glazed window, low level WC, walk in shower, wash hand basin, tiled spotlights.

Bedroom Three 3.1m x 2.46m (10'2" x 8'1") Double glazed window, carpet, radiator

Family Bathroom 2.34m x 1.68m (7'8" x 5'6") Bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled walls.

Exterior

Parking - There is zonal car parks on the development. The owner of this apartment will benefit from a parking permit for two cars

Gym - There is a resident gym on site which is included in the monthly service charge.

Wi-Fi Lounge - There is a communal lounge with free wifi available to all residents in the building.





Leasehold Information

Time remaining on lease: Approx. 982 years and 10 months

Service Charge: Not Available Gym membership, Building Insurance and Window Cleaning included

Additional Information

Unexpired lease - 986 years

6 months ground rent £150

6 months service charge - £1,625.88 (equivalent to £270.98 per month)

Included in the service charge is buildings insurance, window cleaning, water rates, upkeep of the communal areas and gardens, on site gym and Wi-Fi Lounge.

The property benefits from 2 parking permits, 1 in Zone A which is located outside the Boathouse. The other is located in zone B which is a secure parking space.

Facilities

* Gym (located on the ground floor of The Boathouse)

* Wi-Fi Lounge





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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ROBINSON MICHAEL & JACKSON

Seventh Floor

Approx. 1386.1 sq. feet



Total area: approx. 1386.1 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precious measurements, angles, window or door openings. Whilst every effort is made to insure the accuracy the company or provider accepts no responsibility for the content.
Plan produced using PlanUp.

