



Admiralty Court | Ocean Drive, Gillingham, ME7 1GP



1



1



1

Asking Price £210,000 Leasehold

EPC = B

**ROBINSON MICHAEL & JACKSON**  
Our service will *move* you



## Admiralty Court, Ocean Drive

Robinson Michael and Jackson are delighted to offer this stunning 3rd floor apartment in the Admiralty Court building with incredible uninterrupted views over the landscaped grounds and River Medway.

### Property Features

- 342 Square Feet
- 0.7 Miles to Gillingham Train Station
- Incredible Views
- High Specification Finish
- Granite Worktops
- Utility Cupboard
- Parking Permit
- Long Lease
- Communal Wifi Lounge and Gym



## Interior

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

**Entrance Hall** Entrance door, utility cupboard, Karndean flooring.

**Open Plan Kitchen/Living** 6.7m x 3.23m (22' x 10'7") Double glazed doors to balcony, radiator, Karndean flooring.

**Kitchen Area** Range of high gloss wall and base units with granite work surfaces over, single drainer sink unit, under unit fridge and freezer, electric hob and oven, fitted dishwasher, Karndean flooring.

**Bedroom** 3.3m x 3.12m (10'10" x 10'3") Double glazed window, radiator, fitted wardrobe, carpet.

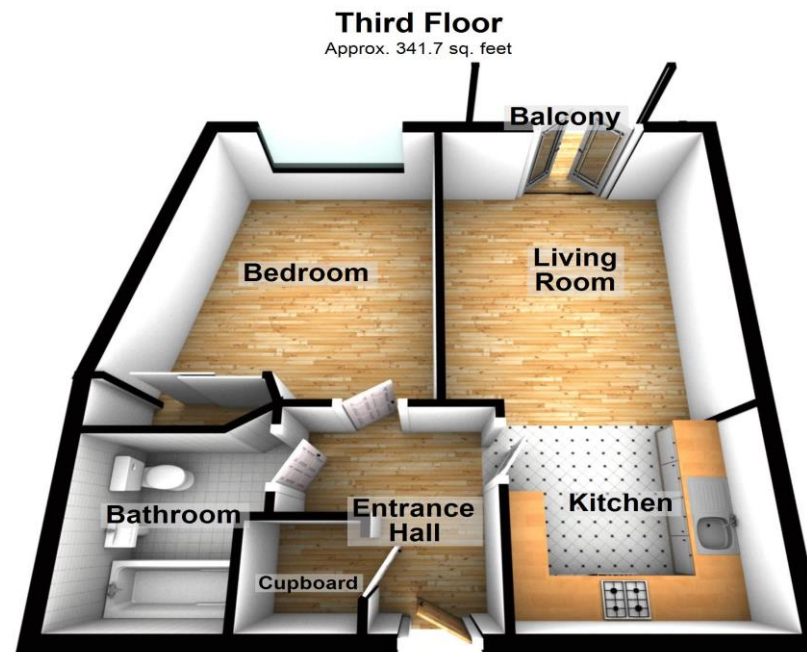
**Family Bathroom** 2.5m x 1.88m (8'2" x 6'2") Bath with shower over, low level wc, pedestal wash hand basin, heated towel rail, tiled walls and floor.

## Exterior

**Parking** The apartment benefits from a parking permit for one car.

**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 Wi-Fi available to all residents in the building.



Total area: approx. 341.7 sq. feet

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







## Leasehold Information

**Lease term remaining** - 997 years

**Lease start date** - 01 January 2019

**Lease length** - 999 years

**Lease end date** - 01 January 3019

**Ground Rent** - £250 per annum

**Service Charge** - £155 per month

To include buildings insurance, upkeep of communal grounds and gardens, lifts, use of Wifi Lounge, Gym membership and car park. There may be other items covered not in this list.

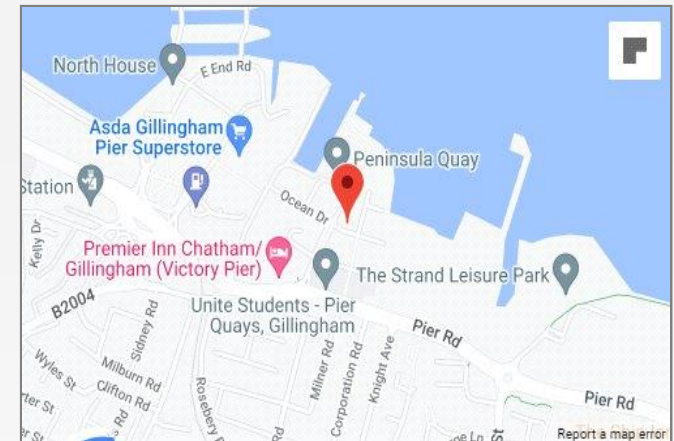
## Additional Information

Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Silver Blades Ice Rink, the Ski & Snowboard centre and Great Lines Heritage Park.

## Property Location

Admiralty Court, Ocean Drive, Gillingham, ME7 1GP



**3.1**  
Miles

Medway  
Hospital

**4**  
Miles

M2  
Junction 4

**4.7**  
Miles

University of  
Kent

**53**  
Minutes

Train to  
London

\*All distances from branch postcode. Train time from nearest station.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

| Lee Franklin - Branch Manager

01634 263000

Robinson Michael & Jackson  
17 High Street,  
Rainham,  
Kent ME8 7HX

| rainham@robinson-jackson.com



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.