



# Pier Road

Gillingham | Kent | ME7 1FJ







# Pier Road

Gillingham, Kent, ME7 1FJ

Leasehold

**Asking Price £410,000**

Robinson Michael and Jackson are delighted to offer this Stunning Three bedroom apartment in the exclusive Hamptons development overlooking Gillingham Marina.

## Benefitting from:

- 1241.3 Square Feet
- 1 Mile to Gillingham train station
- 1.7 Miles to Medway Maritime Hospital
- Secure parking for two cars
- Stunning panoramic river views
- Underfloor heating throughout
- 24/7 Security and walled premises within the marina
- Underground secured storage
- No forward chain



## Accommodation

**Entrance Hall** Door to front. Airing cupboard. Cupboard housing boiler. Under floor heating.

**Lounge** 5.87m x 5.64m (19'3" x 18'6") Double glazed sliding doors to balcony. Wooden flooring with under floor heating.

**Kitchen** 3.73m x 2.06m (12'3" x 6'9") Range of wall and base units with work surface over. Integrated dishwasher and washer dryer. Fridge freezer to remain. Sink unit. Two built in ovens. Tiled flooring.

**Bedroom One** 5.92m x 5.7m (19'5" x 18'8") Double glazed sliding doors to balcony. Fitted wardrobes. Wooden flooring with under floor heating.

**En Suite** 3.89m x 0.74m (12'9" x 2'5") Low level WC. Wash hand basin. Bath and shower. Fully tiled.

**Bedroom Two** 5.66m x 2.84m (18'7" x 9'4") Double glazed fitted wardrobes. Wooden flooring with under floor heating.

**Bedroom Three** 4.72m x 2.92m (15'6" x 9'7") Double glazed fitted wardrobes. Wooden flooring with under floor heating.

**Bathroom** 3.56m x 1.93m (11'8" x 6'4") Low level WC. Wash hand basin. Bath. Shower cubicle. Fully tiled.

## Exterior

**Parking** Allocated parking space for one vehicle in the under ground car park.

Allocated parking for one vehicle in the car park.







## Leasehold Information

Leasehold Charges

Ground Rent - £350 PA

Service Charge - £1940 PA

## Additional Information

Rainham and Gillingham lie in 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.

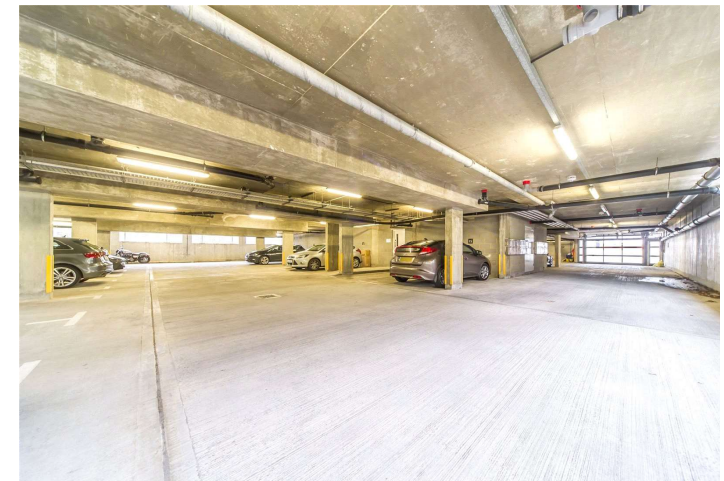
Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Silver Blades Ice Rink, the Ski & Snowboard centre and Great Lines Heritage Park.

**Council Tax: F**

**EPC Rating - B**



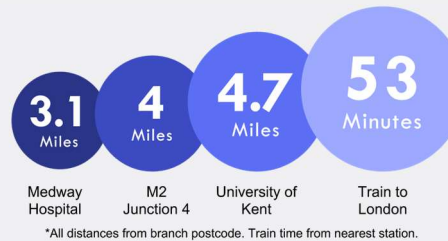




## Important Notice

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## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Lee Franklin - Branch Manager

01634 263000

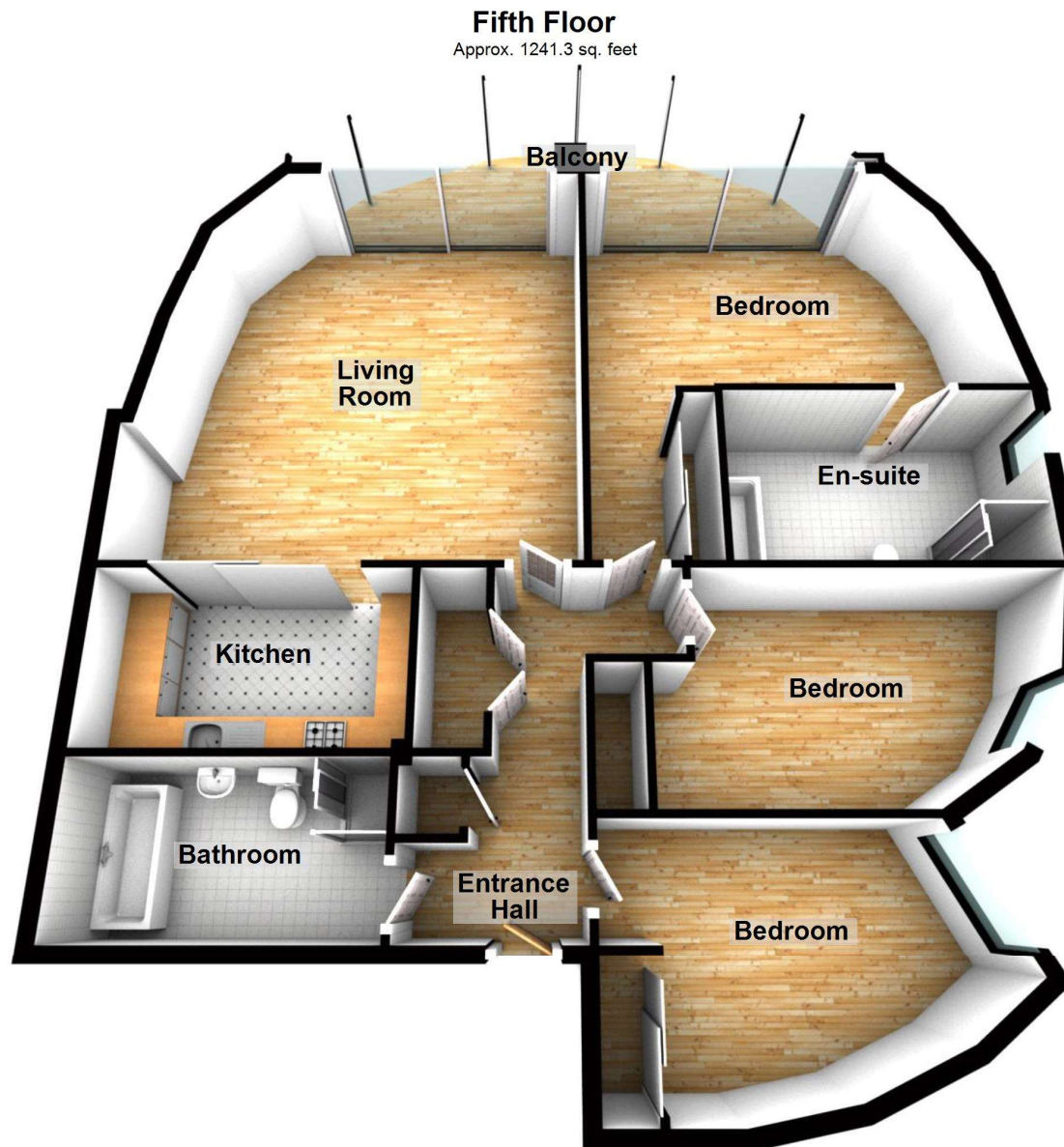
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**ROBINSON MICHAEL & JACKSON**





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