



College Road | The Historic Dockyard, Chatham, ME4 4QN



Asking Price £190,000 to £200,000 Leasehold

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## College Road, The Historic Dockyard

This ground floor, one bedroom apartment within The Historic Dockyard, is fully gated with 24 hour security and is full of history and character. As you enter the shared courtyard the property is located to your left and you enter the property via a glazed enclosed lobby.

You also benefit from access to The Historic Dockyard for both yourself and up to 4 friends!

There is a large living room and off of this is a modern kitchen with integrated appliances. There are double french doors which give access to a private and part covered terrace.

The one bedroom is near to the bathroom and is spacious and light.

The property also comes with a garage plus allocated parking to the rear of the property as well as separate visitor parking.



## Property Features

- Council Tax: C
- EPC Rating: C
- Gated development
- Desirable Area
- Garage
- Well presented
- Private patio area
- Ideal first time buy

## Interior

### Entrance Hall

Reception Room 5.38m x 4.45m (17'8" x 14'7")

Kitchen 2.41m x 2.72m (7'11" x 8'11")

Bedroom 3.2m x 3.58m (10'6" x 11'9")

Bathroom 2.77m x 1.75m (9'1" x 5'9")

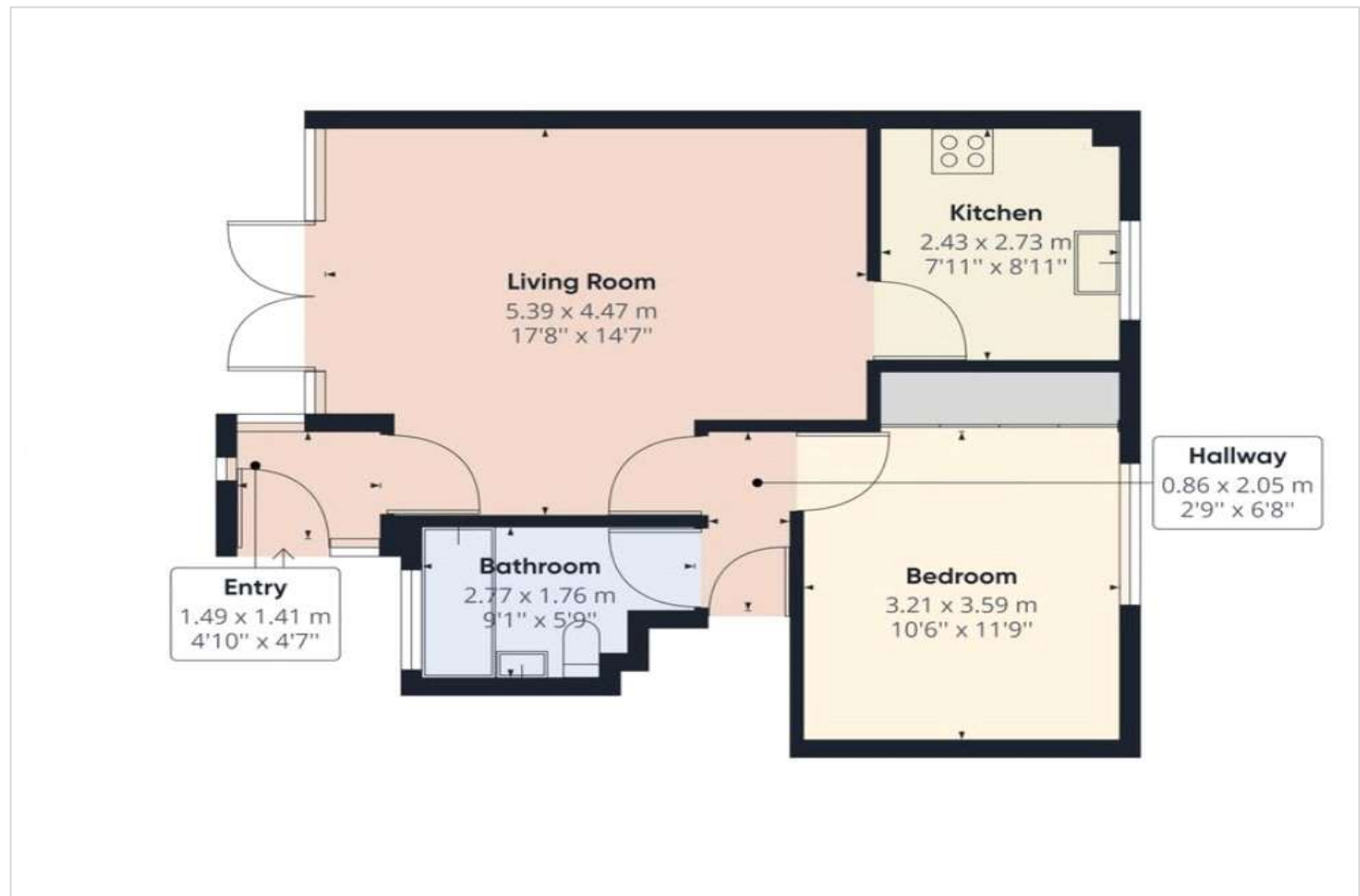
## Exterior

## Leasehold Information

Time remaining on lease: Approx. 90 years and 1 months

Ground Rent: £100 Per Annum

Service Charge: £2,070 Per Annum







## Property Location

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

## Additional Information

Chatham is famous for its Naval connection's, hosting one of the Royal Navy's main facilities for hundreds of years until it's closure in 1984. Since the closure the former site, now known as St Mary's Island, has been transformed and boasts a new retail outlet centre, bars, cafe's, restaurants, gym and cinema to compliment the harbour and vast array of riverside housing. Part of the original naval history has also been preserved through the Historic Dockyard Trust, which provides an insight into past traditions. The Pentagon shopping centre and high

street offer everything that you will need with a wide range of stores. Chatham is a commuter's dream. High Speed rail links to Stratford International in just over 30 minutes or St Pancras International in just over 38 minutes. London Victoria is also accessible in just over 52 minutes. Trips to the continent are also within easy reach via the Eurostar, which departs from nearby Ebbsfleet. In any part of the town you are never too far from road links, the A2 and M2 are easily accessible in under 5 miles. With the M20 and M25 approximately 10 miles away. Chatham and near-by Rochester offer a fantastic range of primary and secondary schools, as well as the University.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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