

**Gillingham Gate Road
Chatham
ME4 4RS**
Leasehold



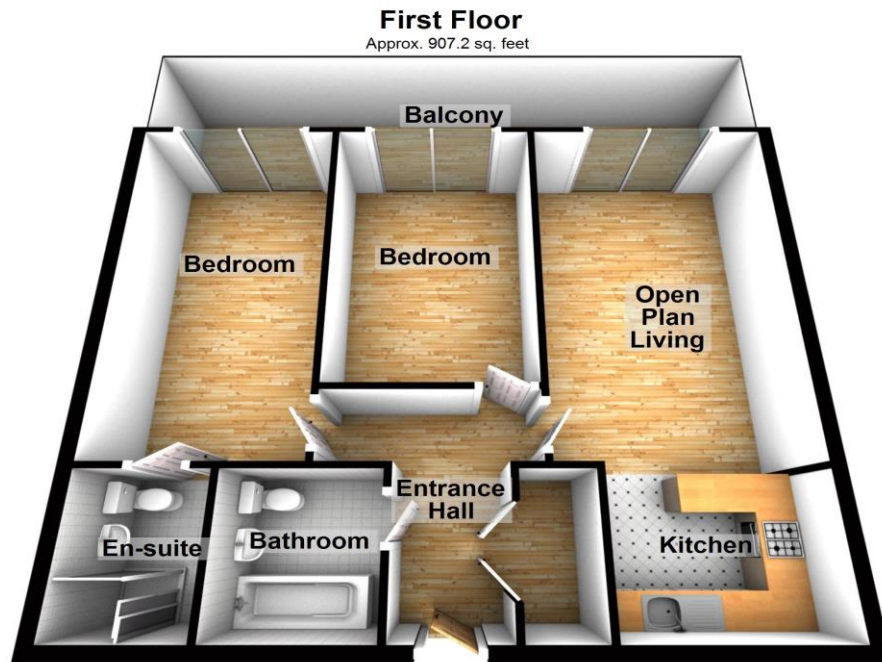
Council Tax: D
EPC Rating: B

2-bed, 2-bath gem in Chatham Waters. Waterside bliss, balcony views, on-site gym, communal gardens. Ideal for first-time buyers or savvy investors. No chain.

- 907.2 Square Feet
- Stunning Communal Gardens
- On Site Parking Spaces Available to let for £102 (pcm)
- Stunning Waterside Development
- Access to on Site Gym
- No Chain
- 0.82 Miles to Gillingham Train Station
- Ideal First Time Buy or Buy to Let
- Long Lease

Guide Price £210,000 to £230,000

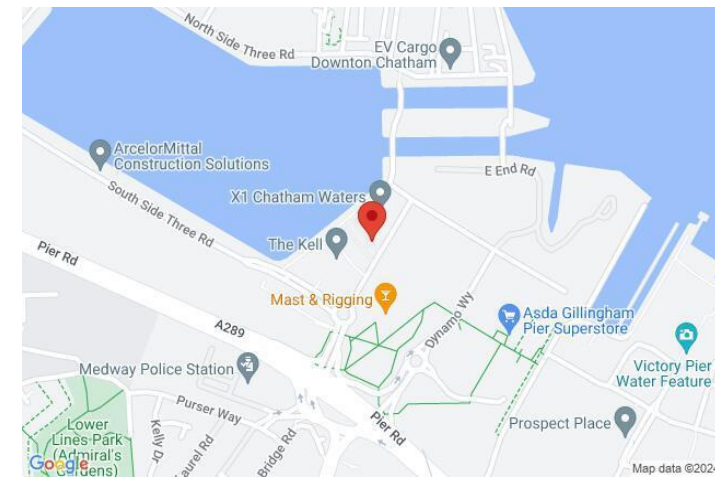
ROBINSON MICHAEL & JACKSON
Our service will *move* you



First Floor
Approx. 907.2 sq. feet

Total area: approx. 907.2 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.



FOR MORE INFORMATION CONTACT US TODAY.

Lee Franklin - Branch Partner
01634 263000
Robinson Michael & Jackson
17 High Street,
Rainham,
ME8 7HX
rainham@robinson-jackson.com

SALES | MORTGAGES | LEGALS **ROBINSON MICHAEL & JACKSON**

Interior

Communal Entrance Secure Fob Entry. Stairs and lifts to all floors.

Entrance Utility cupboard. Laminate flooring.

Kitchen/Living 7.75m x 3.25m (25'5" x 10'8") Double glazed window to rear. Range of wall and base units. Oven and hob. Integrated dishwasher. Laminate flooring. Radiator.

Balcony

Bedroom One 5.5m x 2.74m (18'1" x 9') Double glazed window to rear. Laminate flooring. Radiator.

Ensuite 2.03m x 1.9m (6'8" x 6'3") Low level WC. Wash hand basin. Walk in shower. Tiled flooring.

Bedroom Two 4.3m x 2.74m (14'1" x 9') Double glazed door to balcony. Laminate flooring. Radiator.

Bathroom 2.03m x 1.9m (6'8" x 6'3") Low level WC. Pedestal wash hand basin. Bath with shower over. Heated towel rail. Tiled flooring.

Exterior

Communal Gardens Communal Roof Garden on the first floor.

Parking Residents Permit Parking available for £102 per calendar month. Visitor Parking is available using the Ringo App (Location Code 27507) Pay by Mobile 6 hours -£2 24 Hours £4 and 48 Hours £7.80

Leasehold Information

Time remaining on lease: Approx. 243 years and 8 months

Ground Rent: £512 Per Annum

Service Charge: £1,980 Per Annum

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 Planet Ice Skating Rink, the Ski & Snowboard centre and Great Lines Heritage Park