



# Ocean Drive

Gillingham | Kent | ME7 1FW







# Ocean Drive

Gillingham, Kent, ME7 1FW

Offers over £240,000  
Leasehold

Stunning two bedroom waterfront apartment. Breathtaking views, modern finishes, and a serene location. Your dream home by the water awaits!

## Benefitting from:

- 675 Square Feet
- 0.75 miles to Gillingham Train Station
- Far Reaching River Views
- Open Plan Living
- Integrated Appliances
- Allocated Parking
- High Specification Finish
- Council Tax: D
- EPC Rating: B





## Accommodation

**Entrance** 3.38m x 2.74m (11'1" x 9') Storage cupboard. Wooden Flooring. Radiator.

**Kitchen / Family Room** 6.88m x 3.43m (22'7" x 11'3") Double glazed window to side and rear. Double glazed door to Balcony. Range of wall and base units with worksurface over. Integrated appliances. Wooden flooring. Two radiators.

**Bedroom One** 16 x 2.8m (16 x 9'2") Double glazed window to side. Fitted wardrobes. Carpet. Radiator.

**Ensuite** 3.38m x 1.63m (11'1" x 5'4") Low level WC. Pedestal wash hand basin. Heated towel rail. Shower enclosed. Tiled flooring.

**Bedroom Two** 3.58m x 2.64m (11'9" x 8'8") Double glazed window to side. Fitted wardrobes. Carpet. Radiator.

**Bathroom** 2.3m x 1.93m (7'7" x 6'4") Low level WC. Pedestal wash hand basin. Heated towel rail. Bath with shower over. Tiled flooring.

## Exterior

**Parking** Allocated parking

This property has drainage to a public sewer

## Leasehold Information

Time remaining on lease: Approx. 982 years and 11 months

Ground Rent: £250 Per Annum

Service Charge: £2,807 Per Annum







## Additional Information

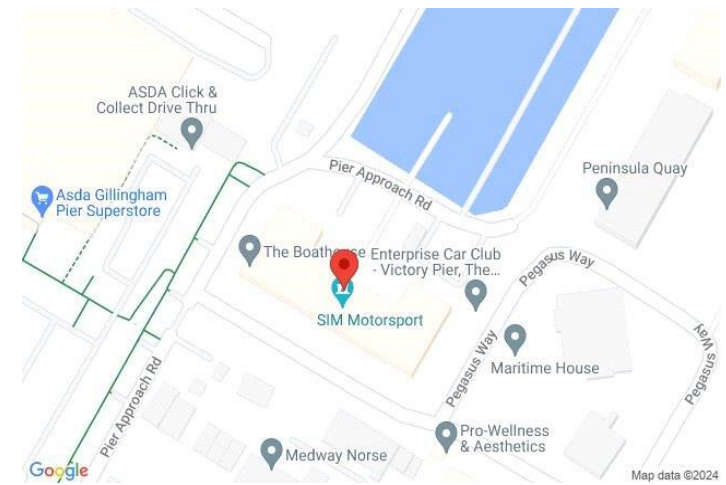
Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served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

## Key facts for buyers







## 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.**

Lee Franklin - Branch Partner

01634 263000

Robinson Michael & Jackson

17 High Street,

Rainham,

ME8 7HX

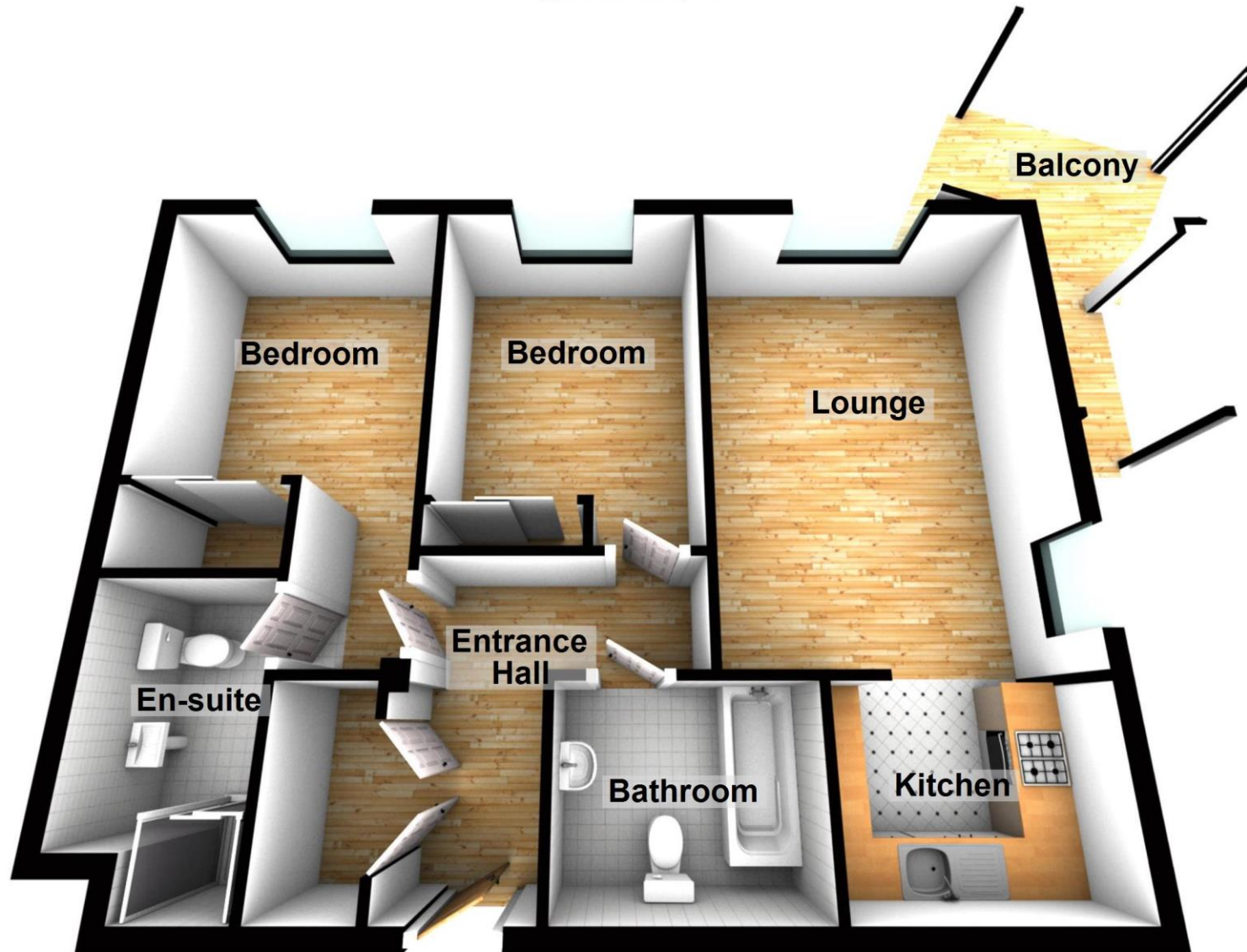
[rainham@robinson-jackson.com](mailto:rainham@robinson-jackson.com)

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## Sixth Floor

Approx. 675.0 sq. feet



Total area: approx. 675.0 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.



