



Gillingham Gate Road, Chatham, Kent, ME4 4RW

Offers Over £240,000

- Luxury 9th Floor Apartment
- Highly Desirable Residential Area
- Master En Suite
- Two Double Bedrooms
- Private Balcony
- Built In Appliances

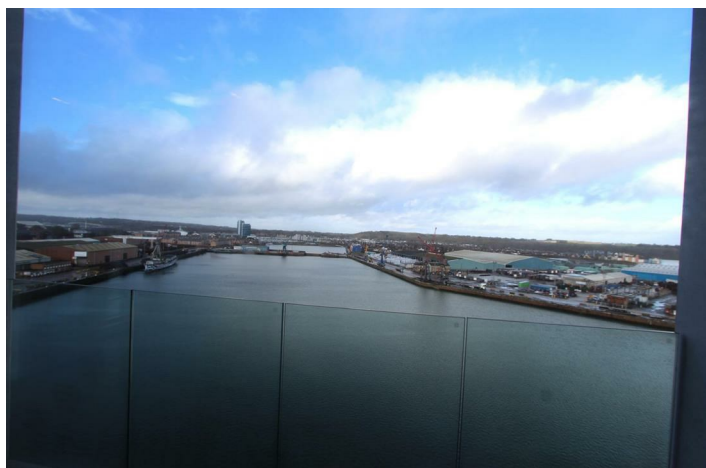
Flat 82, South House Gillingham Gate Road, Chatham ME4 4RW

We are delighted to offer this two bedroom ninth floor apartment, situated in one of the newest and highly sought after developments in Chatham Waters.

This high-spec apartment comprises of an entrance hall, fully fitted kitchen/lounge with integrated appliances and breakfast bar, open plan lounge area which offers access to the private balcony with breath taking views across the Chatham Dockyard and River Medway.



Council Tax Band: D



ENTRANCE DOOR TO:-

L SHAPED ENTRANCE HALL

Built in utility cupboard with hot water and central heating boiler, automatic washing machine, electric meters and fuses

OPEN PLAN LOUNGE/KITCHEN

20'11" x 16'4"

Full height picture windows with superb panoramic views of Chatham Working Docks and Marina beyond. In the kitchen area there is a wide range of base and eye level cupboard and drawer units with associated wooden work surfaces with inset circular bowl sink unit with mixer taps, built in electric oven with ceramic hob and extractor fan above, integrated fridge and dishwasher, wall heater, wooden effect flooring, spot lighting

BEDROOM ONE

17'4" x 8'10"

Full height window with views, electric panel heater

EN SUITE SHOWER ROOM

7'2" x 5'2"

Shower cubicle, wash hand basin, close coupled W.C, tiled floor and splashbacks, electric heated towel rail

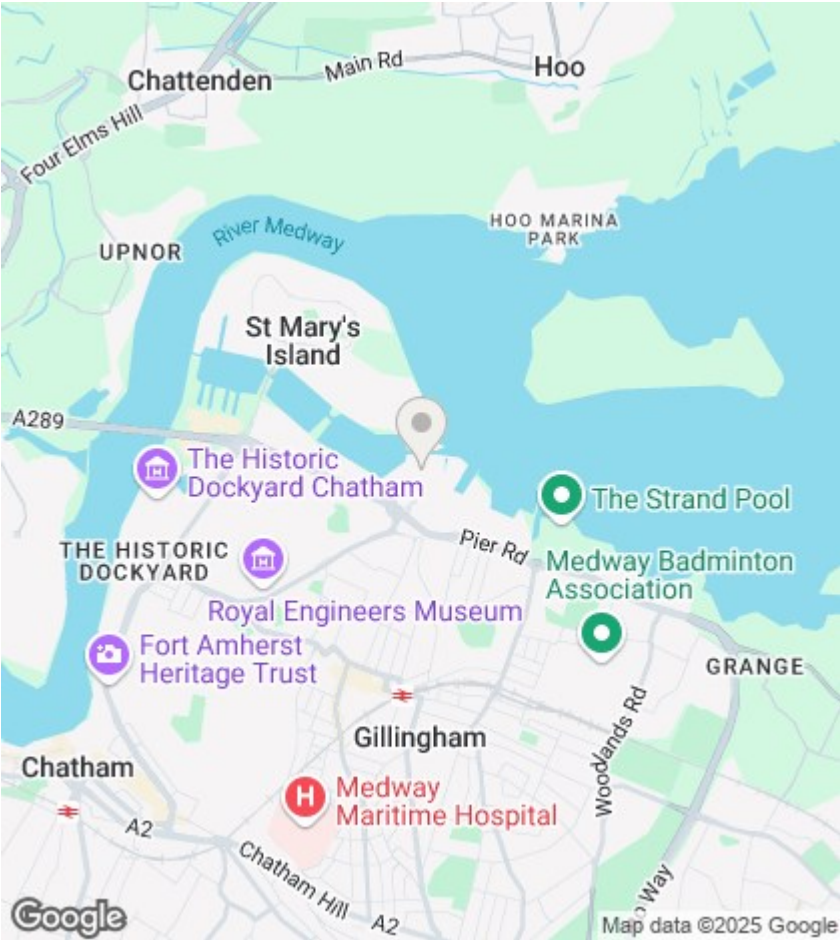
BEDROOM TWO

17'0" x 9'2"

Full height window with panoramic views, electric radiator

BATHROOM

Panelled bath with mixer taps and hand shower, pedestal wash hand basin with mixer taps, close coupled W.C, electric heated towel rail, tiled walls and floor



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	