





# The Boathouse Ocean Drive Gillingham ME7 1FT

For Sale offers in excess of  
**£150,000**



## Property Description

Modern one bedroom apartment located in this beautifully designed development near the estuary. Parking means that there is no need to hunt for a parking space on the way home. Multiple lifts will get you to your desired floor without the need to use the stairs. The hallways are well lit throughout. The apartment itself has a well fitted kitchen open plan to the lounge and its own balcony large enough for table and chairs.



Sold with no onward chain and a long lease, this property makes an ideal first time buy or investment.

## Entrance Hall

## Lounge / Kitchen

23' Max x 10' 1" ( 7.01m Max x 3.07m )

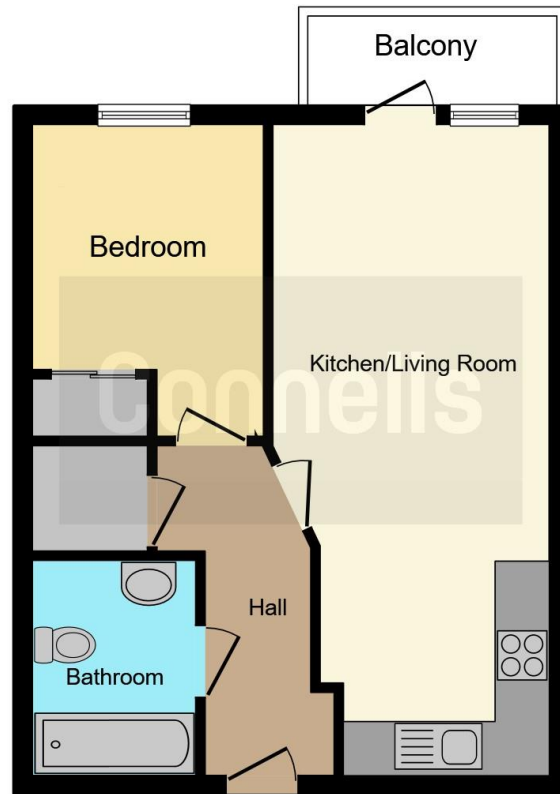
## Bedroom One

11' x 8' 1" Max ( 3.35m x 2.46m Max )

## Bathroom

Bath, WC and wash hand basin





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/RAL102591](https://www.connells.co.uk/Property/RAL102591)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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