



Connells

The Boathouse Ocean Drive
Gillingham



Property Description

Modern 2 bed apartment located in this beautifully designed development near the estuary. Positioned on the corner of this development this particular home benefits from dual aspect windows on two sides with seating balcony on one side large enough for table and chairs, and Juliet balcony on the other. Allocated 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 its self has a well fitted kitchen open plan to the lounge.



Entrance Hall

Lounge/kitchen

12' x 19' (3.66m x 5.79m)

Balcony & Juliet Balcony

Bedroom One

10' 1" Max x 9' 1" Max (3.07m
Max x 2.77m Max)

En Suite

Bedroom Two

12' x 8' 1" (3.66m x 2.46m)

Bathroom





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: C

view this property online [connells.co.uk/Property/RAL102590](https://www.connells.co.uk/Property/RAL102590)

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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