



Connells

The Boathouse Ocean Drive
Gillingham



Property Description

Sold with no onward chain and with a long lease, this one bedroom, second floor apartment set in a popular location between Gillingham and Rainham. The property is well presented throughout and would make an ideal first time buy or investment. Ready to move in to, the property comprises an open plan lounge dining room with kitchen complete with fridge freezer, oven and hob. There is a double bedroom and is completed with a main bathroom with matching suite and a Juliet balcony with views.



Entrance Porch

Lounge/Kitchen

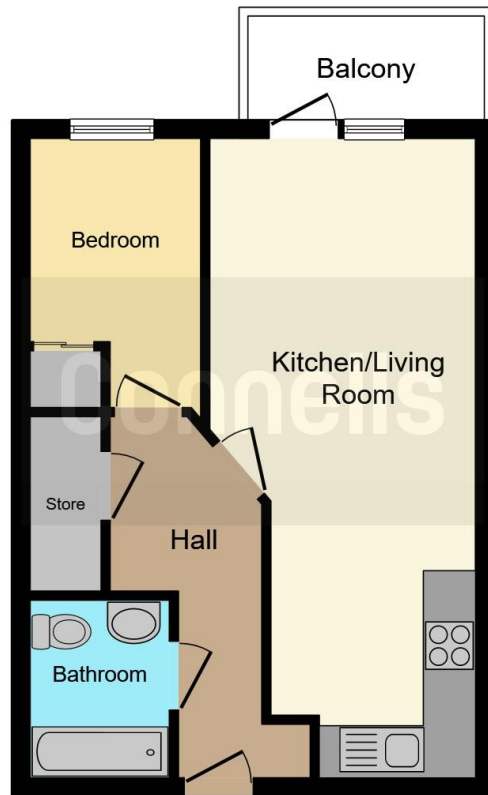
10' 1" Max x 23' + Balcony (
 3.07m Max x 7.01m + Balcony)

Bedroom One

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

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

T 01634 233400

E rainham@connells.co.uk

21 High Street RAINHAM
GILLINGHAM ME8 7HX

EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/RAL102536](https://www.connells.co.uk/Property/RAL102536)

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.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RAL102536 - 0011