



**Connells**

218 The Boathouse Ocean Drive  
GILLINGHAM



218 The Boathouse Ocean Drive  
GILLINGHAM ME7 1FT

For Sale  
£150,000



### Property Description

Being sold with tenant in situ is this Modern one bed apartment located in this beautifully designed development near the estuary and with river views. There is a gym on the ground floor, permit 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 features a well-equipped kitchen which flows into the lounge area, creating an open-plan living space. Additionally it has a spacious balcony enough to accommodate table & chairs.



## Entrance Hall

## Lounge/Kitchen

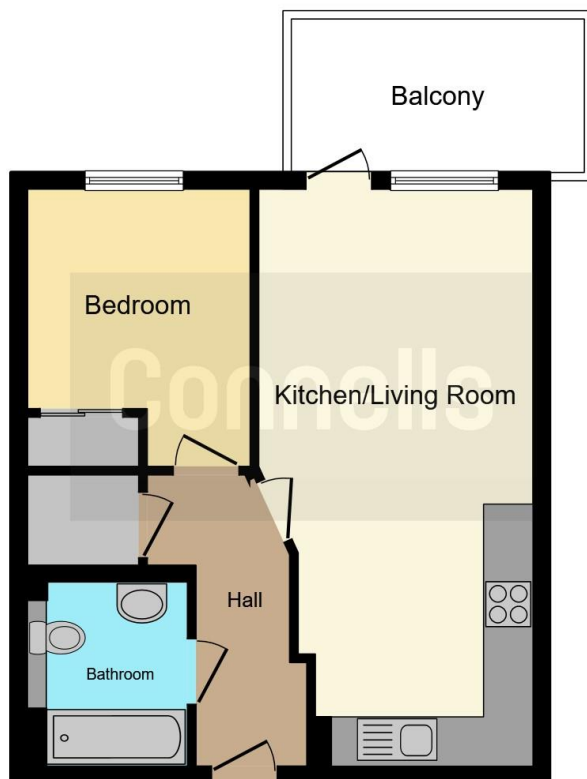
10' 1" x 23' 11" Max ( 3.07m x 7.29m Max )

## Bedroom

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

## Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01634 233400**  
**E [rainham@connells.co.uk](mailto:rainham@connells.co.uk)**

21 High Street  
 RAINHAM ME8 7HX

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2236.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RAL103295](http://connells.co.uk/Property/RAL103295)**

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.

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