



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



48 Marina Heights Pearl Lane, Gillingham, ME7 1FA

£1,150 Per Calendar Month

This modern 4th floor apartment in Victory Pier benefits from spectacular views over the local marina, a modern open plan kitchen with appliances, living space with direct access to the balcony, stunning bathroom and fitted wardrobes. Occupants also have use of a spacious residents lounge with WIFI and nearby gym, secure cycle store and zoned parking for one vehicle. The apartment is available from 1 April, we regret that pets, children and smokers are not permitted. Applicants will require minimum household income of £34,500 for rent affordability checks.

ACCOMMODATION

The accommodation is located on the fourth floor which is accessed via a lift and comprises of:

Hallway

Dark wood laminate floor, entry phone, double fitted cupboard containing electric meter/fuse board, hot water cylinder with timed immersion, washer dryer, smoke detector, video entry phone.

Open Plan Kitchen / Living Room 26'6 x 11'7 (8.08m x 3.53m)

Wood effect laminate flooring, electric panel heater, integral TV/satellite and phone point. Patio door leading to balcony overlooking marina.

Kitchen Area

Wood effect laminate flooring, range of fitted base units with cream gloss doors, incorporating dishwasher, fridge and freezer, stainless steel electric fan assisted oven with four ring ceramic hob and stainless steel canopy extractor fan. Stainless steel sink with monochrome tap. white Quartz stone work surfaces, matching wall units with dark wood doors, recessed down lighters, splash back, smoke detector.

Bedroom 11'4 x 10'8 (3.45m x 3.25m)

Fitted beige carpet, double glazed window, electric convector heater, triple mirrored wardrobe, TV aerial point, phone point.

Bathroom

Tiled floor and matching tiled wall surrounding bath and splash back for basin, white basin with dark wood panel, glass shower screen, thermostatic shower mixer, low level w.c. with concealed cistern, wash hand basin with chrome mixer tap, large mirror, extractor fan, chrome towel rail, double fitted cupboard with dark wooden doors.

Other Benefits Include

Residents' wifi lounge
Nearby Residents' gym (fee may apply)
Zoned parking space for one vehicle
Cycle store.

GENERAL INFORMATION

Rent £1,150.00 per calendar month

Deposit £1,326.92

Tenancy An Assured Shorthold Tenancy of 12 month duration.

Restrictions Sorry no smokers, pets or children

Viewings Strictly by prior appointment with the agent

Authority Medway Council - Band C

EPC C - 76

Minimum Household Annual Income Required £34,500.00

Verified Material Information

Tenure: Freehold

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electric convector

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good

Parking: Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access and Level access

Coal mining area: No

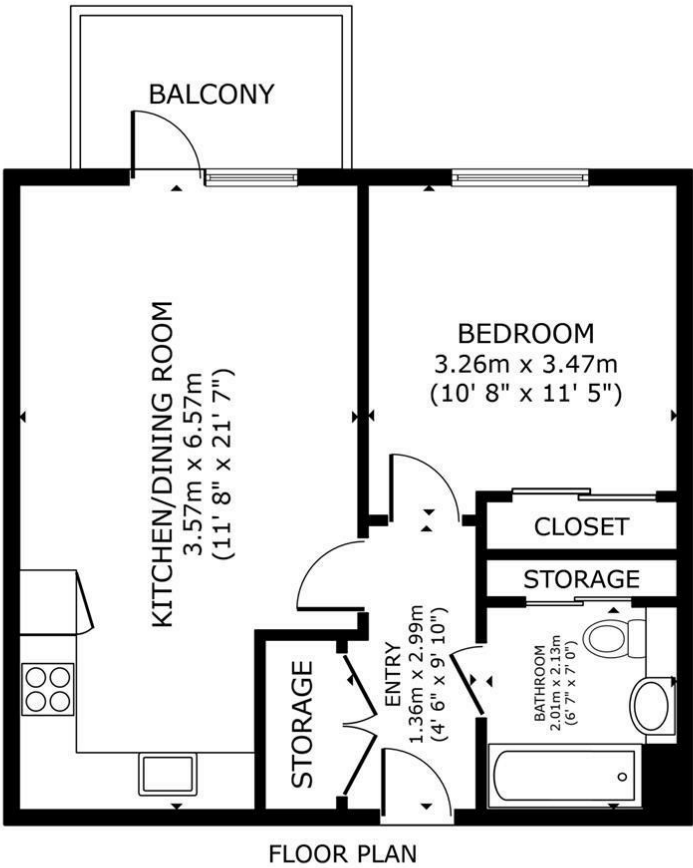
Non-coal mining area: Yes

All information is provided without warranty. Contains

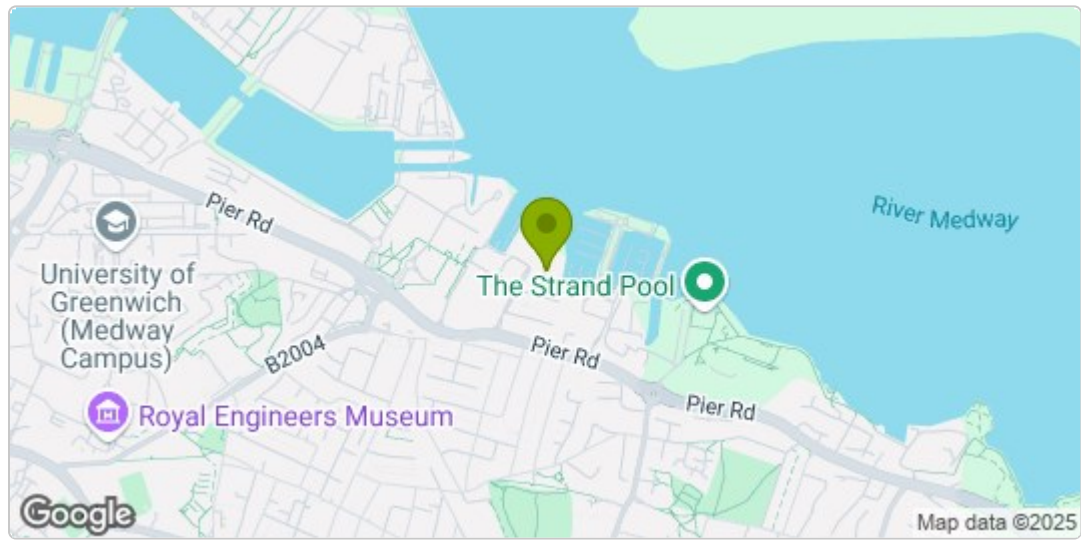
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor Plan



Area Map

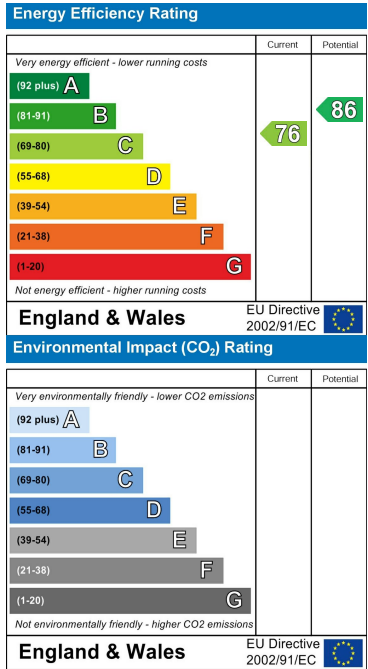


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GROSS INTERNAL AREA
FLOOR PLAN 45.7 sq.m. (492 sq.ft.)
EXCLUDED AREAS : BALCONY 4.5 sq.m. (48 sq.ft.)
TOTAL : 45.7 sq.m. (492 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Graph



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and Rural Property Specialists

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