



**Estuary Reach, Gillingham**  
**Guide Price £195,000**

  
**MARTIN&CO**

# Estuary Reach, Gillingham

## 2 Bedroom, 2 Bathroom

Guide Price £195,000

- MODERN FIRST FLOOR APARTMENT
- TWO BATHROOMS
- SPACIOUS LIVING / DINING AREA
- BALCONY
- GAS CENTRAL HEATING
- WHITE GOODS INCLUDED
- ALLOCATED PARKING FOR ONE CAR
- SECURE ENTRY
- CLOSE TO MEDWAY HOSPITAL AND DOCKSIDE OUTLET CENTRE
- AVAILABLE IMMEDIATELY



Martin & Co Medway are pleased to offer this modern 2 bedroom apartment situated on the first floor. It comes with an open plan living and dining area, balcony, separate kitchen, 2 bathrooms and secure allocated parking space for 1 vehicle. Located close to Historic Dockyard, Local Amenities, Medway Hospital and access to the A2/M2/M20 Road Links. To view this property, please call us on 01634 838700

Service Charge £1,932.72pa  
 Ground Rent £100pa  
 Lease Remaining 105 Years  
 EPC Rating B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This modern apartment is ideally situated for Chatham and Gillingham Town Centre, Historic Chatham Dockyard and Medway Tunnel. Within walking distance to Brompton Village with a variety of shops.

The Accommodation consists of a Spacious Lounge / Dining Room with Patio Doors leading to a small Balcony, a Well Equipped Kitchen with a Built In Oven, Washing Machine and Fridge / Freezer. There are Two Double Bedroom with En-Suite Shower Room to the Main Bedroom, there is also a Main Family Bathroom. The property benefits from Gas Central Heating and Double Glazing throughout, Security Entry Phone System and One Allocated Car Parking Space.

AVAILABLE IMMEDIATELY.

#### Hallway

Entering the apartment, you are welcomed into a lovely curved hallway, with 2 bedrooms, a bathroom, storage cupboard and kitchen/living space

#### Main bedroom with en-suite

A nice size double bedroom, with a double window and it's own en-suite shower room

#### Bedroom 2

The first room on your left, another good size bedroom, fitted carpet and a single window

#### Main Bathroom

Main bathroom with bath, basin, toilet and fitted mirror unit.

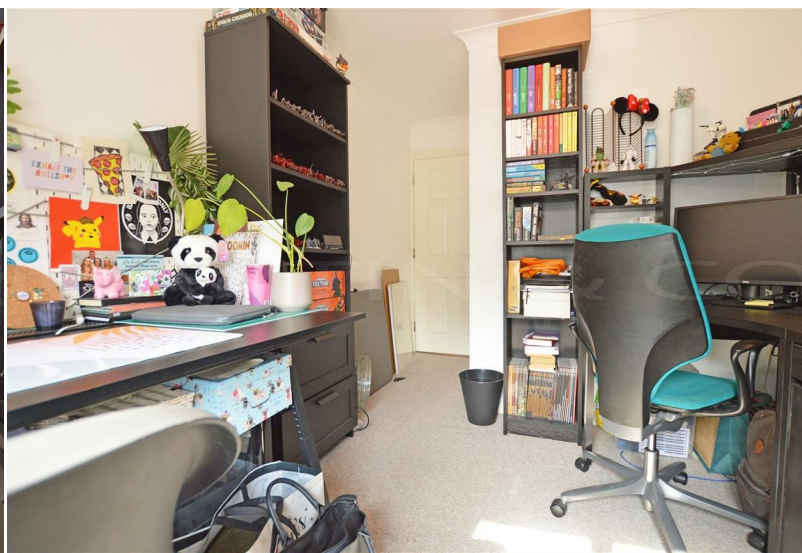
#### Living/dining area with balcony

Entering the hub of the house, its lovely and cosy open plan living/dining area which leads to your own balcony allowing lots of natural light.

#### Kitchen

The kitchen is situated off the living/dining area. It has built in oven and hob, fridge/freezer and space for a washing machine







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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

