



Estuary Reach, Gillingham
Guide Price £185,000

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2 Bedroom, 2 Bathroom

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- 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 and Co are thrilled to present this neutrally decorated, two-bedroom flat for sale in a desirable location with excellent transport links, proximity to reputable schools and nearby parks. This property offers an impressive opportunity for first-time buyers or investors looking for an attractive addition to their portfolio.

The property features a comfortable layout, comprising one reception room and a well-equipped kitchen. It boasts two bedrooms, both of which are of good size, with the master bedroom benefiting from an en-suite for added convenience.

This flat is nestled within a secure building and enjoys a B-rated EPC, reflecting its energy efficiency. In addition, the council tax falls under Band B, making it an affordable choice for many.

One of the highlights of this property is the gated entrance, which offers stunning views and is perfect for those looking to enjoy outdoor space within their home. The neutral décor throughout provides a fresh and modern feel, while also allowing the new owners to put their own stamp on the property.

In summary, this two-bedroom flat represents a fantastic purchase opportunity, boasting a great location, well-maintained interiors and a number of desirable features. Viewing is highly recommended to appreciate the full



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.

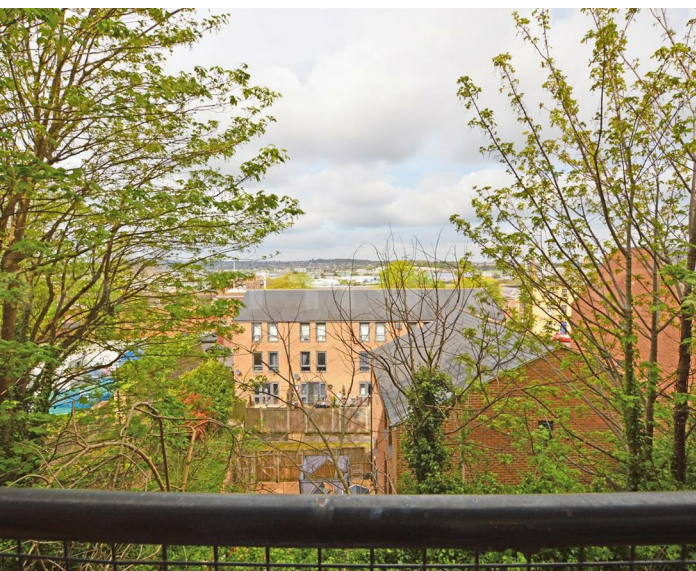
Living/dining area with balcony

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







Martin & Co Medway Lettings
161 High Street, Rochester, Kent, ME1 1EH
01634 838700 . medway@martinco.com

01634 838700
medway@martinco.com



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