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8 Shetland House Dakota Drive

• Chatham

Price: £210,000



8 Shetland House, Dakota Drive, , ME4 6FW
£210,000

- MODERN, 2ND FLOOR FLOOR, 1 BEDROOM APARTMENT
- APPROX. 558 SQ FT
- 2 ALLOCATED PARKING SPACES
- 242 YRS REMAINING ON THE LEASE
- GROUND RENT £300 P.A ANNUAL SERVICE CHARGE APPROX £2,200
- OPEN PLAN LOUNGE/KITCHEN AREA
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- CONVENIENT LOCATION WITH GOOD ACCESS TO MAIN ROAD AND MOTORWAY
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- EPC RATING "B" MEDWAY COUNCIL TAX BAND "B"

Welcome to Dakota Drive, Chatham - a charming location that could be your next home sweet home! This delightful apartment boasts a cosy reception room, perfect for relaxing after a long day. With one spacious bedroom, you'll have plenty of room to unwind and recharge. The property also features a modern bathroom, ideal for pampering yourself.

Built in 2017, this apartment offers contemporary living in a well-maintained building. With 560 sq ft of space, there's ample room to make this apartment your own. Whether you're a first-time buyer looking to step onto the property ladder or searching for a convenient rental, this property ticks all the boxes.

Located on the outskirts of Chatham, you'll have easy access to local amenities, transport links, and green spaces. Imagine starting your day with a stroll in the nearby park.

Don't miss out on the opportunity to make this apartment your own - book a viewing today and envision the possibilities that Dakota Drive has to offer!

Communal entrance hall

Stair case leading to second floor.

Entrance Hall

12'7" x 6'7" red to 3'4" (3.84m x 2.01m red to 1.04m)

Built in utility cupboard housing washer/dryer and boiler. Radiator.

Open Plan Lounge/Kitchen

19'9" x 14'3" (6.03m x 4.36m)

2 double glazed windows to front, 2 radiators. Modern fitted kitchen comprising base and eye level units with work surfaces over. Inset sink unit with side drainer and mixer tap. Built in electric oven and hob with extractor fan over.

Bedroom

15'3" x 9'3" (4.65m x 2.83m)

Built in double wardrobe, 2 "Velux" windows, radiator.

Bathroom

7'1" x 6'6" (2.18m x 1.99m)

Modern white 3 piece suite comprising panelled bath with mains fed shower unit over, low level WC and vanity unit with inset sink unit. Chrome heated towel rail.

Allocated Parking

2 spaces located to the side of the building

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

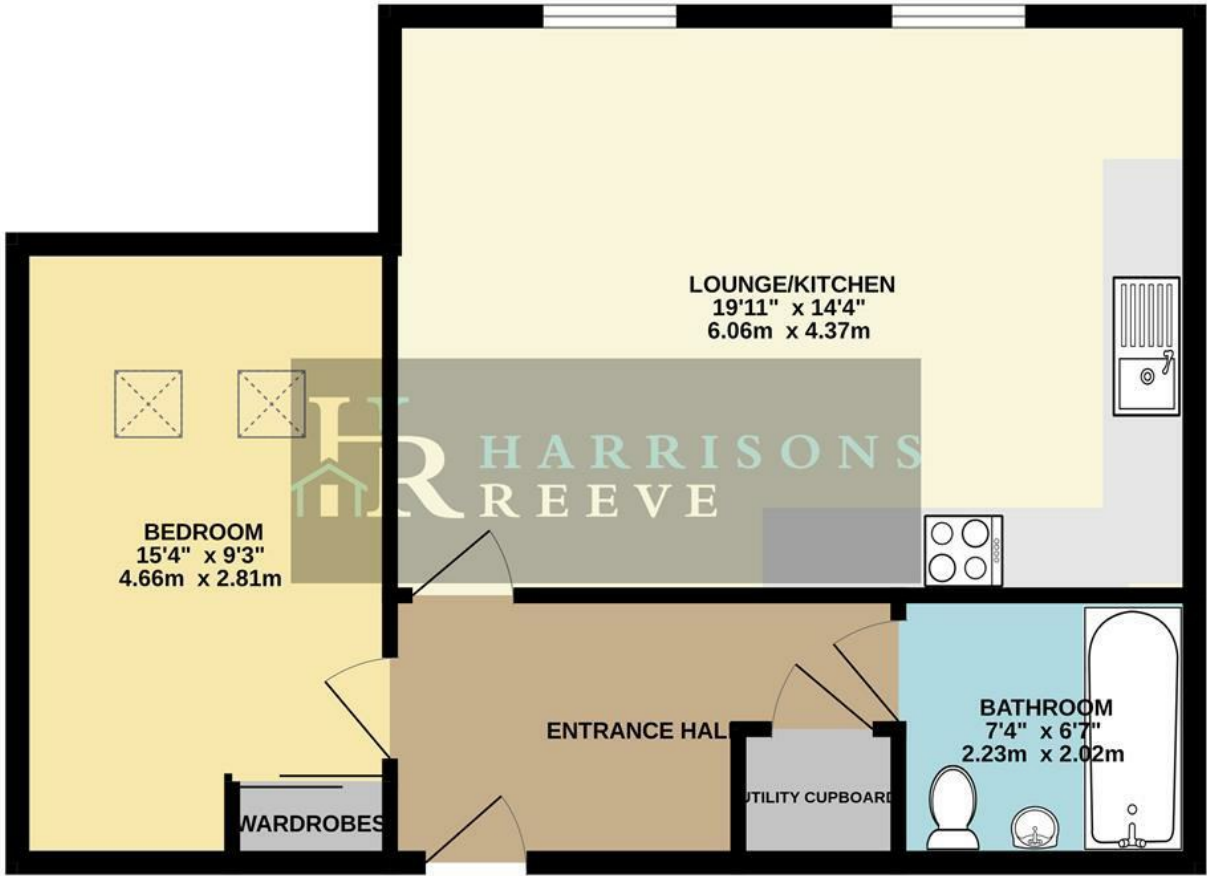


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO 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	

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GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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