



Connells

Garrison Point Whiffens Avenue
CHATHAM



Property Description

The property features a spacious open-plan kitchen and lounge, creating a bright and sociable living area with direct access to a generous private balcony - ideal for relaxing or entertaining.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room and integrated wardrobe. The apartment also offers a separate utility room, providing useful additional storage and practical space.

Further benefits include gated access, adding an extra level of privacy and security, along with the highly desirable location close to local amenities and transport links.

PRICING & AFFORDABILITY

Full Market Value: £290,000

45% Share Price: £130,500 (rent £400pcm)

Minimum 5% Mortgage Deposit (45% share):
£6,525

Approximate Service Charges: £218 PCM*

To be eligible for shared ownership you would need to meet the following criteria:

- o Your household income does not exceed £80,000
- o You have a deposit of at least 5% of the share value
- o You do not own another property or have your name on the deeds or a mortgage for a property worldwide
- o This will be your only residence
- o You are a permanent UK resident or have indefinite right to remain

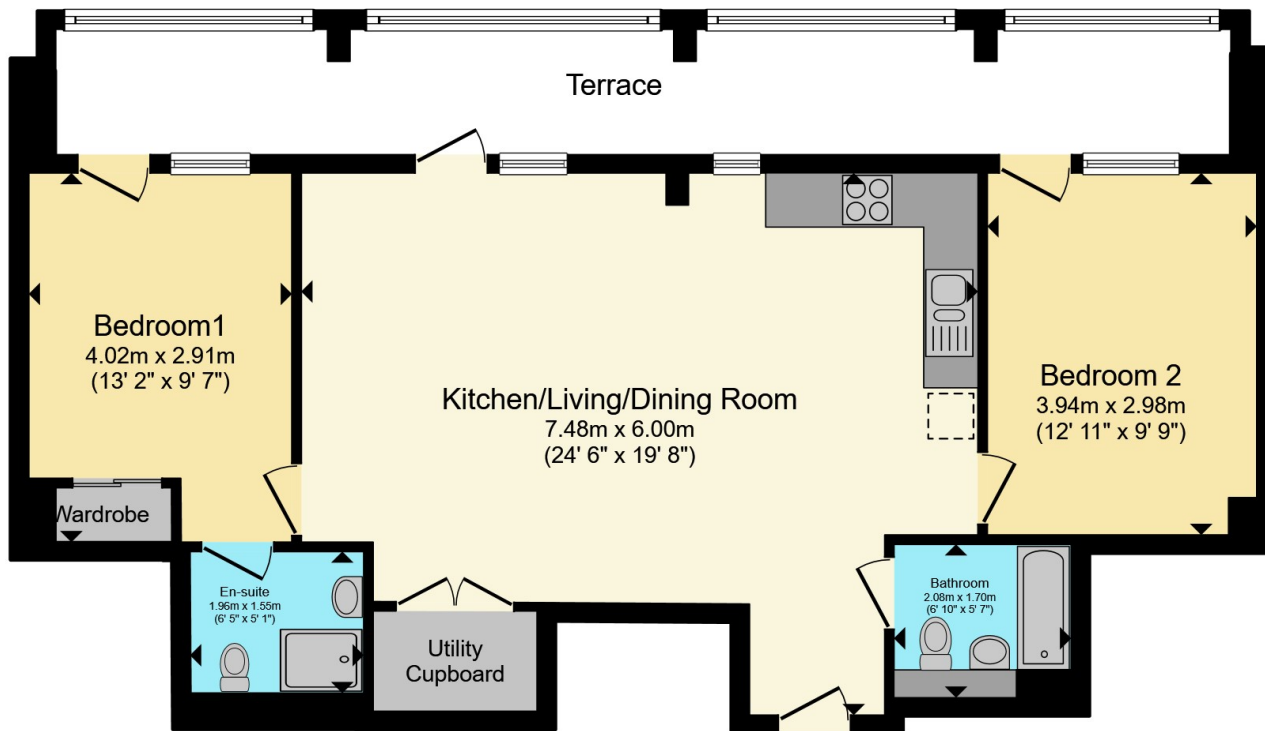
Please note the minimum share you can purchase can vary depending on your financial situation and you may be asked to purchase a larger share, should your personal circumstances permit.

Agent Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Total floor area 70.1 m² (755 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

T 01634 233400
E rainham@connells.co.uk

21 High Street
RAINHAM ME8 7HX

EPC Rating: B Council Tax
Band: C

Service Charge: 218.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RAL104174

This is a Leasehold property with details as follows; Term of Lease 990 years from 20 Sep 2026. Should you require 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RAL104174 - 0003