



## 2 South Shore Ocean Drive

Gillingham, ME7 1FY

**Guide price £160,000**



Guide Price £160,000 to £180,000

A modern and very well presented flat, designed with thoughtful attention to accessibility. This well-appointed ground floor apartment provides ample space, ideal for individuals, couples, or those with mobility needs. The open-plan layout seamlessly integrates a well-equipped kitchen, a spacious bedroom, and a generously sized bathroom.

Situated in a serene environment, this energy-efficient serviced apartment is surrounded by beautifully maintained gardens and picturesque walkways along the nearby river. Everyday conveniences are readily accessible, including an Asda supermarket, Lidl, Tesco Express, and various dining options, such as Domino's, all within a short walking distance.

Also conveniently located for access to the M2/A2, this lovely home is ideal for anyone who needs to commute for work. Gillingham mainline Station is also located within a relatively short walk.

The vendor advises the remaining lease is 113 years, service charge is £120 per month including water and the estate charge is £70 per month (All to be verified by your solicitor).

### KEY WORD SEARCH

flat, apartment, ground floor home, accessible property, mobility-friendly, open-plan living, kitchen diner, modern kitchen, spacious bedroom, bathroom, serviced apartment, energy-efficient home, communal gardens, landscaped gardens, riverside walks, outside space, shops nearby, supermarkets nearby, dining options nearby, commuter friendly, motorway access, train station nearby, popular location, leasehold property



## Door To

## Lounge/Kitchen/Diner

24' x 11'9 (7.32m x 3.58m)

## Bedroom

16'1 x 10'2 max (4.90m x 3.10m max)

## Bathroom

7'6 x 6'9 (2.29m x 2.06m)

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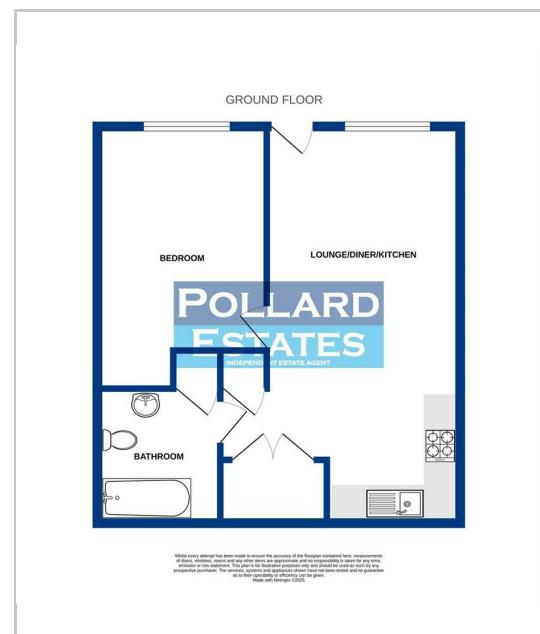
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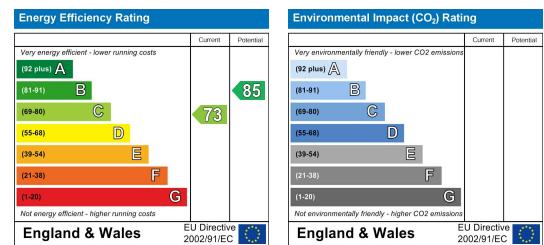
## Area Map



## Floor Plans



## Energy Efficiency Graph



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