



Connells

Maritime House Ocean Drive
Gillingham



Property Description

This beautifully presented chain free one-bedroom flat offers modern living in a highly convenient location, perfect for professionals or first-time buyers.

The property features a bright and spacious open-plan living area with direct access to a private balcony-ideal for relaxing or entertaining. The contemporary kitchen is fully fitted with dining area, while the generously sized double bedroom provides ample storage.

Residents benefit from exclusive access to an on-site gym, adding a premium lifestyle touch. The property also includes permit parking, ensuring ease and convenience for drivers.

Ideally situated close to a wide range of local amenities, including shops, cafés, and excellent transport links, this flat combines comfort, style, and practicality.



Agents Note

Pricing & Affordability

Full Market Value: £170,000

40% Share Price: £68,000 (rent £332pcm inc)

Minimum 5% Mortgage Deposit (40% share):
£3400

Service Charge: £200 pcm

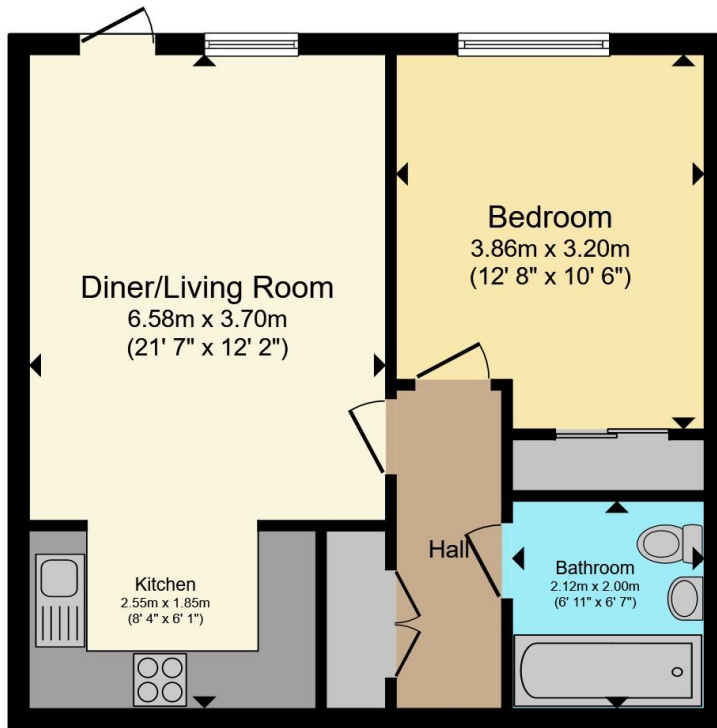
Ground rent: £211 pcm

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.





Total floor area 47.6 m² (512 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



To view this property please contact Connells on

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21 High Street
 RAINHAM ME8 7HX

EPC Rating: B Council Tax
 Band: C

Service Charge:
 3252.00

Ground Rent:
 3252.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RAL103982

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2019. 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.

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Property Ref: RAL103982 - 0007