

Connells

85 Minerva Place Gillingham Gate Road
CHATHAM

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CHATHAM ME4 4QE

for sale shared ownership

£70,000









Property Description

Situated on an upper floor, this appealing two-bedroom apartment offers an excellent combination of comfortable living, attractive views and practical modern conveniences. Enjoying lovely views across the river, the property provides an ideal home for first-time buyers, professionals, downsizers or investors seeking a well-located apartment with desirable features.

The accommodation offers two well-proportioned bedrooms, providing flexibility for a variety of lifestyles. Whether required as a principal bedroom and guest room, a home office or additional space for family, the second bedroom adds versatility to the property. The upper-floor position also provides an elevated outlook, with the river views offering an attractive feature to enjoy throughout the year.

Externally, the apartment benefits from an allocated parking space, providing the convenience and reassurance of designated off-street parking. In addition, the property features an electric vehicle charging point, an increasingly sought-after facility for electric vehicle owners and those looking to make more sustainable transport choices.

Agents Note

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.

Pricing & Affordability

Full Market Value: £280,000

25% Share Price: £70,000 (rent £507.52 pcm)

Minimum 5% Mortgage Deposit

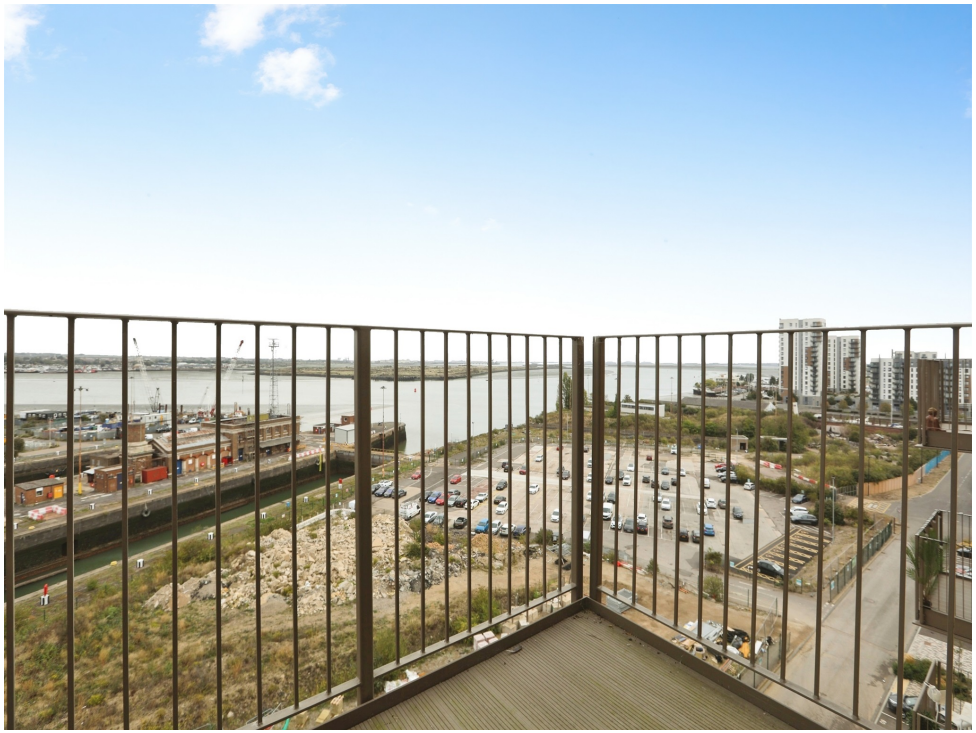
Approximate Service Charges: £258.95 pcm



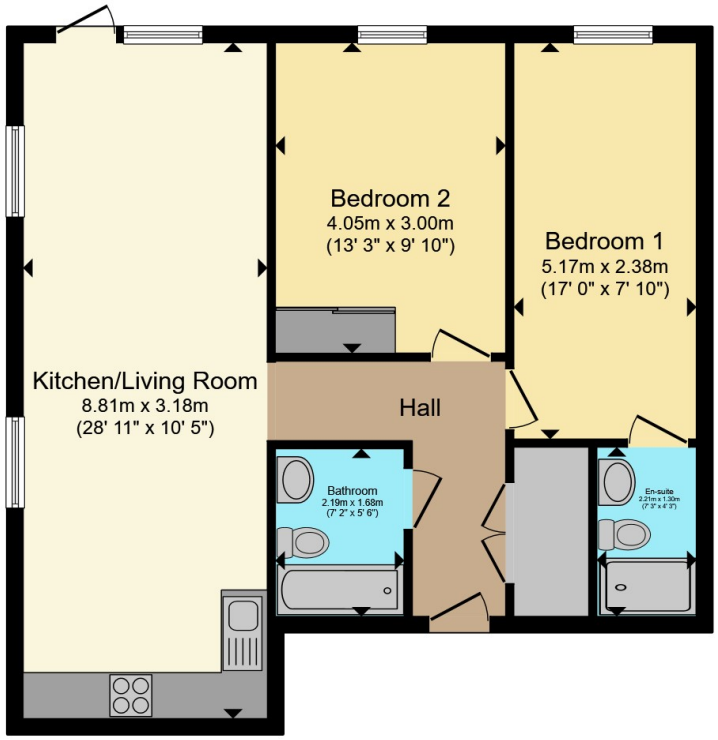









26
EV



Total floor area 69.8 m² (751 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: C

Council Tax Band: D

Service Charge: 258.89

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RAL104277

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Oct 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.