



Connells

Garrison Point Whiffens Avenue
CHATHAM

Garrison Point Whiffens Avenue CHATHAM ME4 4SY

for sale offers over
£200,000



Property Description

A well presented two-bedroom, two-bathroom flat set within a secure gated development. The property offers a spacious layout, featuring a bright reception room and a modern fitted kitchen. Both the living area and main bedroom benefit from direct access to a private balcony providing excellent outdoor space. The property further comprises two generously sized bedrooms, with the main enjoying an en-suite along with a separate family bathroom. Additional benefits include lift in building, allocated parking, bike shed, secure entry and CCTV, plus accessible for wheelchair users. Ideally located close to local shops, transport links, and a wide range of amenities, making it an excellent choice for professionals, couples, or investors.

Entrance Hall

Open Plan Kitchen /Lounge

Balcony

Bedroom One

En Suite

Bedroom Two

Bathroom



Agent's Note

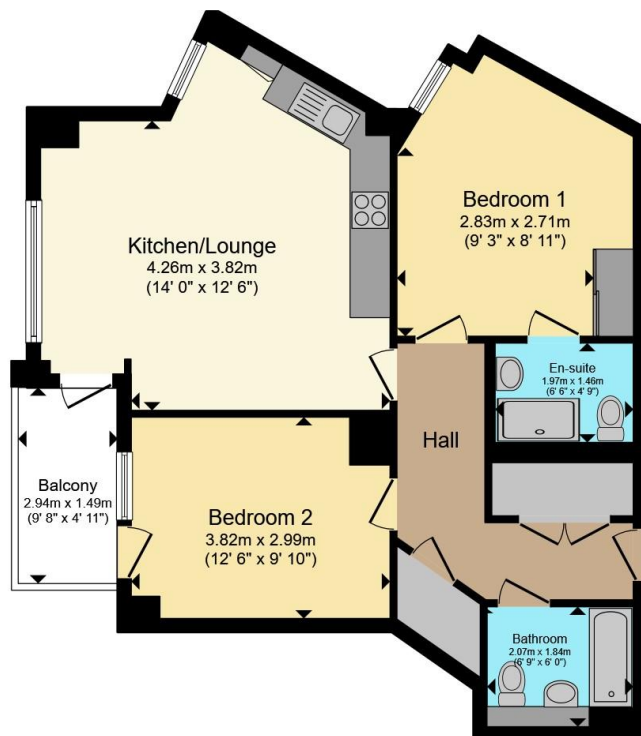
This property is under the first home scheme so specific criteria will need to be met:

- Must be first time buyer
- Cannot earn more than £80,000 before tax combined.
- Must be able to get a mortgage for at least half the price of the home.
- Certain lenders for mortgage (Halifax & Leeds)

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.





Total floor area 69.1 m² (744 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

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21 High Street
RAINHAM ME8 7HX

EPC Rating: B

Council Tax
Band: C

Service Charge:
2696.40

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RAL103996

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Feb 2022. 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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