



DOCK HEAD ROAD





## Offers in the Region of £175,000 Leasehold

### THE PROPERTY

This lovely one bedroom fourth floor apartment is a great opportunity for first time buyers or investors alike and is offered as a 100% purchase or as a minimum 75% shared ownership basis, subject to approval by Love Living Homes. This is a great opportunity for a step onto the property ladder.

Situated in a prime waterside location and within proximity to restaurants, gyms, shops and cinema. This one bedroom apartment is a great space and has been presented to a high standard by the current vendors, with high specification and modern living in mind.

The accommodation comprises of a spacious entrance hall leading through to the open plan living accommodation which has been presented to a high standard with white gloss units and granite style worksurfaces. It is offered with a host of integrated appliances including: electric oven, induction hob and extractor fan, dishwasher, fridge/freezer and a washing machine, all which cater to all of your needs. The living space is a great space to chill and unwind in with french doors opening to the Juliet balcony, overlooking the picturesque views over the quay. It is very noticeable how light and airy it is.

The bedroom is of a good size with double fitted wardrobes for ample style and it also offers water views from the Juliet balcony.

The luxurious bathroom has white sanitary ware with Villeroy & Boch fittings, this to include a bath with an overhead shower, a heated towel rail, an integrated mirror and wall units.

An added benefit of the apartment is that it is offered with undercroft parking for one vehicle. An additional benefit is lift access to the apartment.





**Hallway**

**Kitchen/Living Area**

24' 1" x 8' 2" (7.34m x 2.49m)

**Bedroom I**

13' 11" x 9' 10" (4.24m x 3.00m)

**Bathroom**

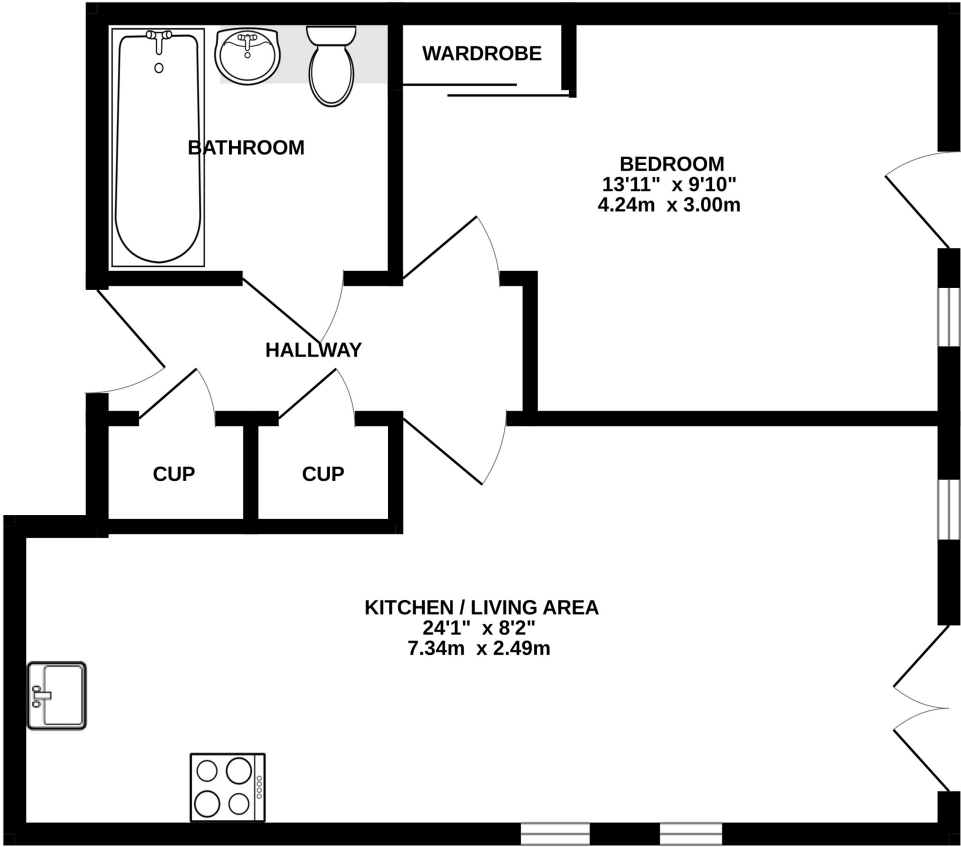




DOCK HEAD ROAD, CHATHAM, KENT, ME4 4ZS

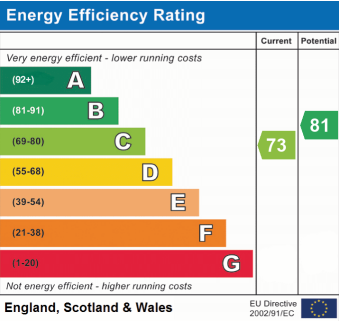


FLOOR PLAN  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EFFICIENCY RATINGS



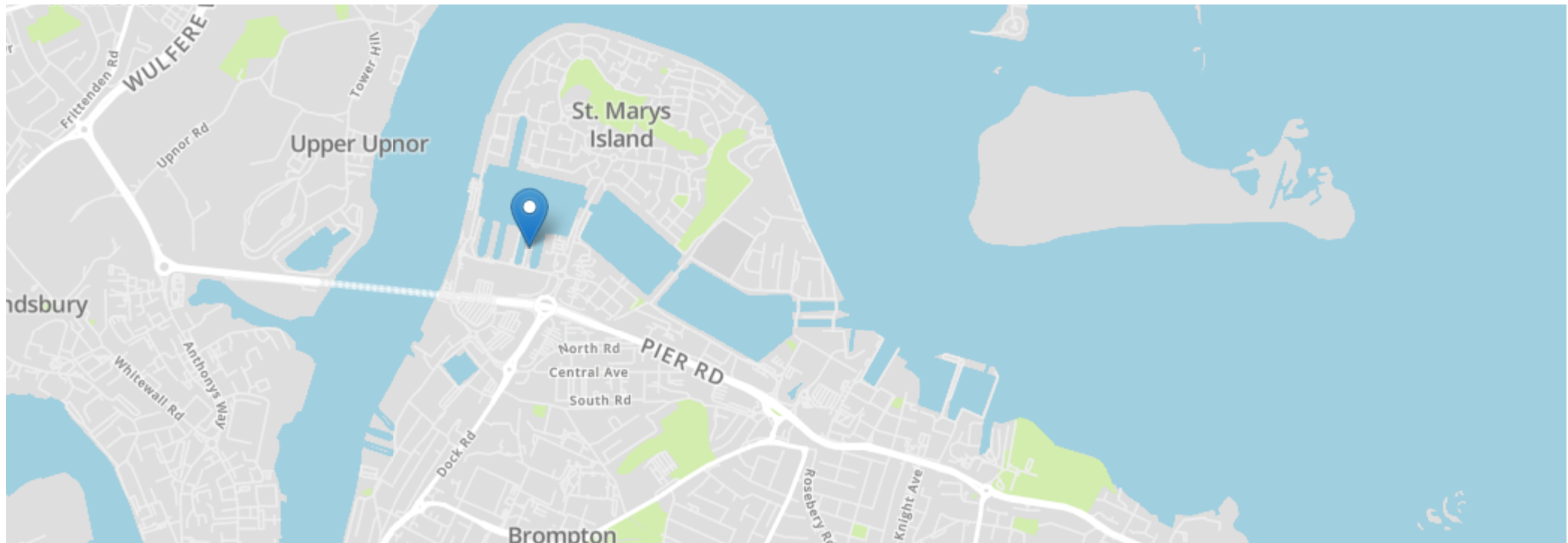
### AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

### Local Authority

Medway  
Band E





## SITUATION

St Marys Island is conveniently located with its own Doctors Surgery, Primary School, Pharmacy, Public House and shop. It is surrounded by amenities such as the Dockside Outlet Centre with approximately 50 retail outlets. The Odeon cinema is just minutes away with restaurants such as Nando's, Wagamamas, Zizi and many more. Also has excellent road and rail links.

## DIRECTIONS

Heading up from Chatham Hill, take Rock Avenue to Paget Street in Gillingham. Head south-east on Chatham Hill/A2 towards Marruck Court. Turn left onto Rock Avenue. Continue straight onto Canterbury Street. Turn left onto Paget Street. Turn right onto Marlborough Road. Turn left onto Brompton Rd/A231. At the roundabout, take the 3rd exit onto Dock Road. At the roundabout, take the 2nd exit onto Maritime Way. At the roundabout, take the 2nd exit and stay on Maritime Way. At the roundabout, take the 1st exit onto Dock Head Road and the property will be on the right.

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## Greyfox Prestige Walderslade

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