



One Bedroom Ground Floor Flat  
Stratford Lane, Gillingham, Kent, ME8 8AP

Guide Price £160,000  
Leasehold

## Stratford Lane, Gillingham, Kent, ME8 8AP

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### Description

**\*\* Guide Price £160,000 - £180,000 \*\*** This well-presented ground floor apartment is sure to generate a lot of interest. Tucked away in a peaceful setting off the local high street, it offers the perfect balance of privacy while still being within walking distance of shops, restaurants, and the local train station. The apartment features its own private front door, leading into a welcoming hallway with built-in storage for added convenience. The generously sized bedroom provides a comfortable retreat, and the family bathroom is well-appointed with a shower over the bath, offering both practicality and style. The open-plan kitchen and living area is a perfect space for entertaining, featuring a built-in breakfast bar and multiple windows that flood the room with natural light, creating a bright and inviting atmosphere. Situated in a secure, gated development, this property is ideal for those seeking a blend of comfort, privacy, and easy access to amenities. Don't miss out—call the Greyfox Sales team in Rainham to arrange your viewing now.

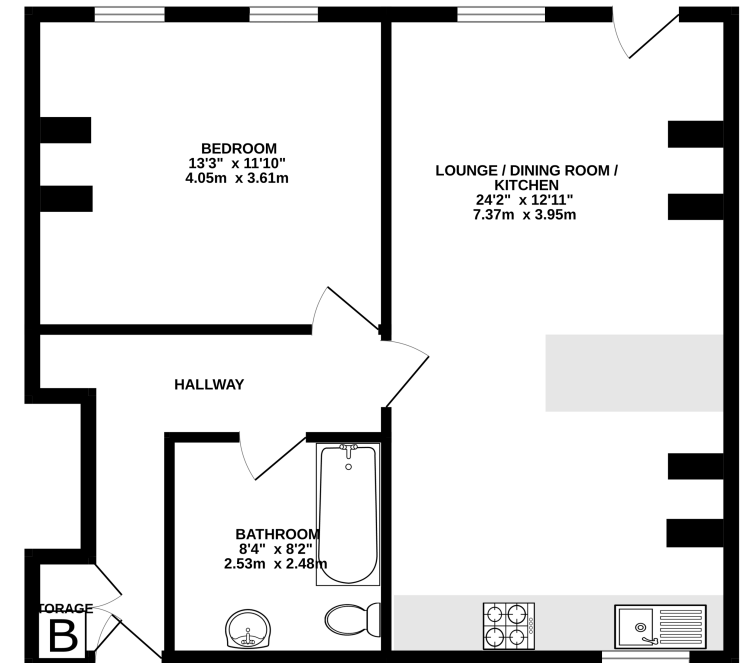
### Key Features

- Ground Floor One Bedroom Apartment
- Private Entrance
- Chain Free
- Secure Gated Development
- Open Plan Living
- Allocated Parking
- 0.4 Miles From Rainham Train Station
- Convenient Location For Local High Street

### Local Area

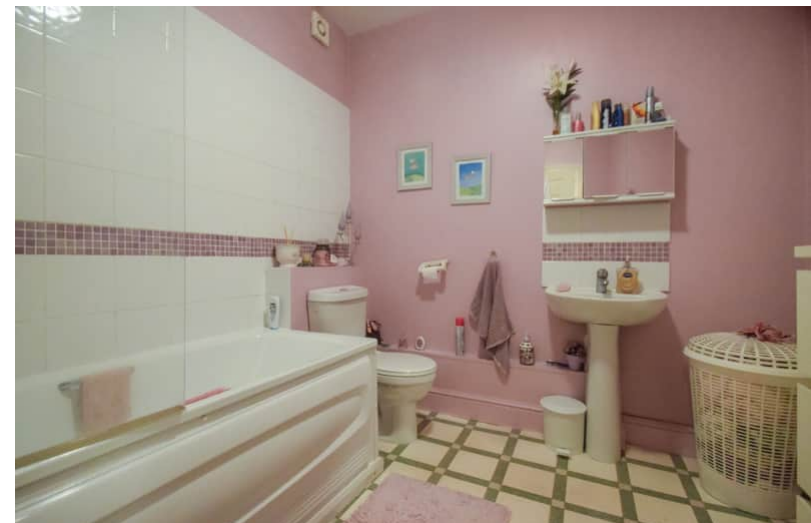
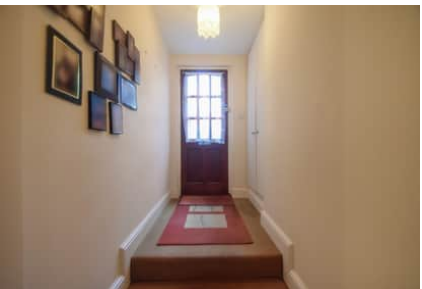
Rainham in the Medway towns is located descending towards the banks of the river Medway, approximately 39 miles from London. The ancient Watling Street main road (A2) runs through the town with the M2 motorway on the southern edge with good links to the M25/M20. There are a good number of shops and facilities within the town, a mainline station and a selection of local schools including Rainham Mark Grammar School.

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



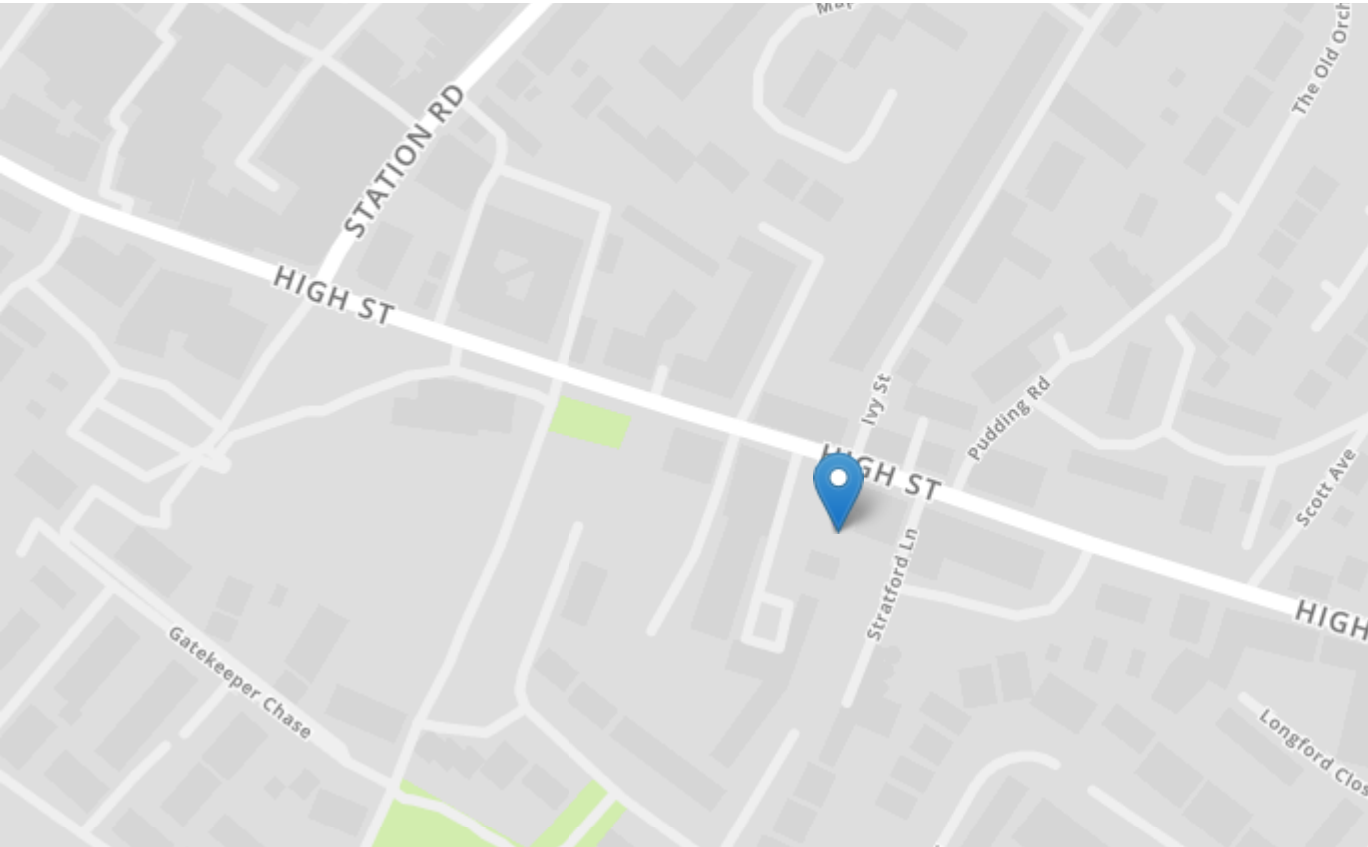
TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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## Property Location

Stratford Lane, Gillingham, Kent, ME8 8AP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure**

Leasehold

**Lease Term**

125 yrs from 25.9.2003

**Ground Rent**

£125 1.1.25 - 31.12.25

**Service Charge**

£71.62 per month

**Local Authority**

Medway

**Council Tax**

Band B

## Greyfox Walderslade

Unit 2, Thetford House  
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Chatham  
Kent

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## Greyfox Rainham

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ME8 7HS

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### 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>.