



Two Bedroom Apartment  
Ward View, Chatham, Kent, ME5 7FD

£200,000  
Leasehold

## Ward View, Chatham, Kent, ME5 7FD

£200,000

Leasehold

### Description

Being offered with no forward chain. This is an ideal property for the first time buyer or investor. Situated in a prime location and close to local amenities.

This two double bed ground floor apartment, is ready to move into with spacious entrance hall leading to a modern fitted kitchen offering a range of fitted wall and base units including integrated gas hob and oven, ample work surfaces. Also offers a good sized lounge/diner.

Externally offers a secure intercom entrance and allocated parking for one car plus a visitor parking space.

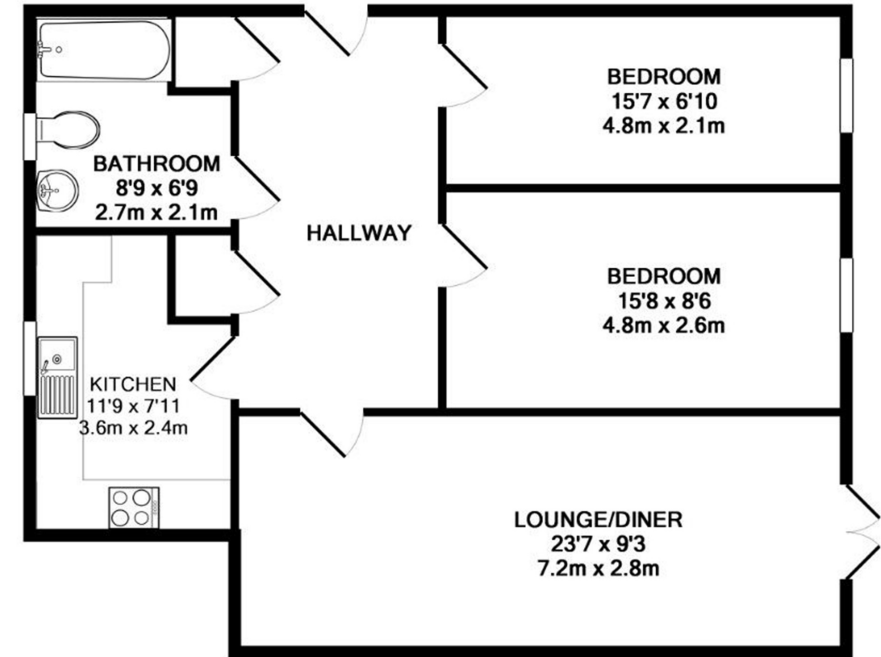
Please call Greyfox Sales Team for further details.

### Key Features

- No forward chain
- Two Double Bedrooms
- Allocated Parking
- Ideal First Purchase or Investment
- Modern fitted Kitchen/Diner
- Lease Hold
- Close to amenities

### Local Area

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC and Rochester Castle & Cathedral.

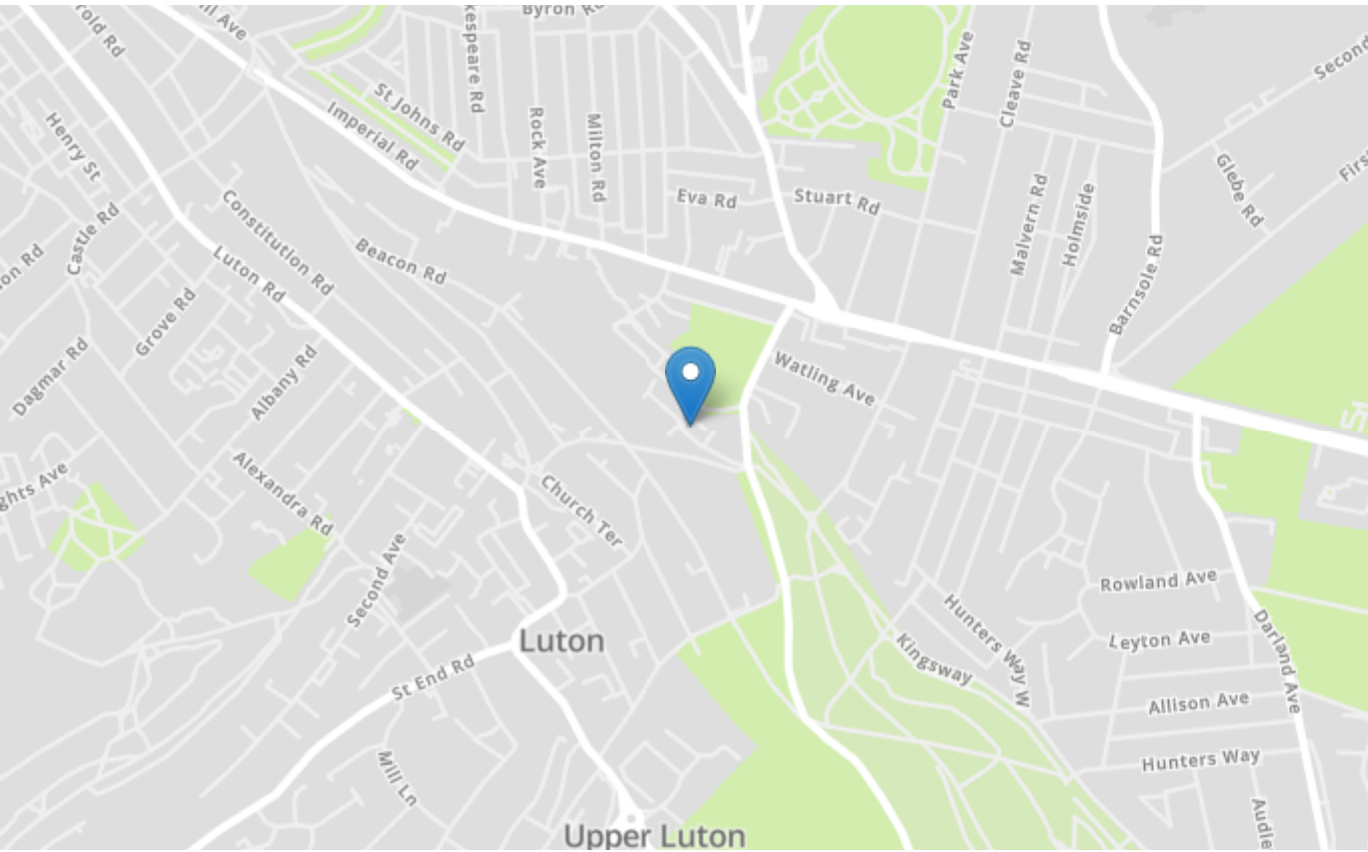


TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2017



## Property Location

Ward View, Chatham, Kent, ME5 7FD



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

**Tenure**

Leasehold

**Lease Term**

141 years from 1 DEC 2010

**Ground Rent**

£250 P/A

**Service Charge**

£1906 P/A

**Local Authority**

Medway

**Council Tax**

Band C

**Greyfox Walderslade**

Unit 2, Thetford House  
Walderslade Village Centre  
Walderslade Road  
Chatham  
Kent

ME5 9LR

Tel: 01634 672227 Email:  
walderslade@greyfox.co.uk

**Greyfox Rainham**

67C High Street  
Rainham  
Kent  
ME8 7HS

Tel: 01634 377737 Email:  
rainham@greyfox.co.uk

### 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>.