

haus

Estate Agents



One Bedroom Studio Flat
Victory Pier, Gillingham, Kent, ME7 1FT

OIEO £155,000
Leasehold

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Leasehold

Description

This second-floor super studio apartment boasts stunning views of the River Medway, offering residents a tranquil and picturesque setting. Alongside its prime location near the A2 motorway and amenities such as Asda supermarket, Tesco Express, and Greenwich University (Medway Campus), this property includes access to a range of communal facilities. In addition to the allocated parking space and bicycle lock-up, residents can enjoy complimentary access to the gym. Whether it's a quick morning workout or an evening session, the gym provides a convenient and cost-effective way to stay fit and healthy without leaving the comfort of your home. Furthermore, the apartment complex features two communal lounge areas, serving as a social hub for residents to relax and connect. Equipped with complimentary Wi-Fi, this space offers a comfortable environment for unwinding or catching up on work while enjoying the company of neighbours. Upon entering the apartment, you are greeted by a welcoming hallway. To the right, a modern shower room provides convenience and functionality. Adjacent to the shower room is a utility area with room for a washing machine offering practical solutions for everyday living. The open-plan living area offers contemporary living and seamlessly integrates a well-appointed kitchen, complete with modern appliances. The balcony off the kitchen area provides a refreshing retreat, perfect for enjoying the scenery during warm summers. Adjacent to the living area, a sliding door leads to the bedroom area, creating a private oasis for relaxation. The bedroom features generous built-in wardrobes, offering plenty of storage space while maximizing the room's functionality. With an unexpired lease of approximately 986 years, this property is not only ideal for first-time buyers but also for buy-to-let investors providing long-term security and peace of mind. Don't miss the opportunity to experience the best of both urban convenience and riverside serenity, along with access to fantastic communal facilities.

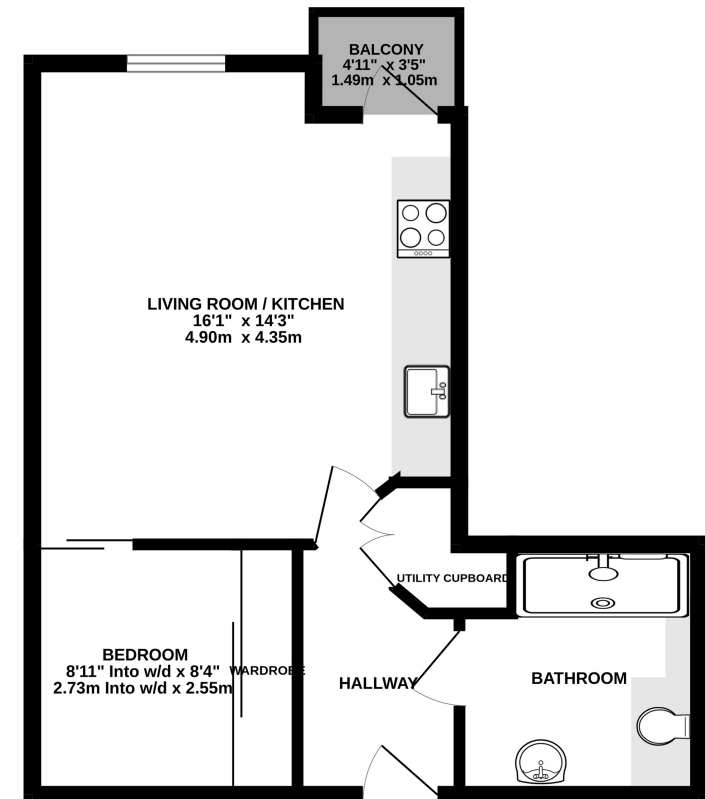
Key Features

- Second floor super studio apartment access via lift
- Ideal first time purchase or buy to let investment
- Unexpired lease of approx 986 years
- Free access to gym
- Allocated parking for 1 car and bicycle lock up
- Excellent connections to A2 motorway
- Communal WIFI lounge on the ground floor
- Balcony with River views

Local Area

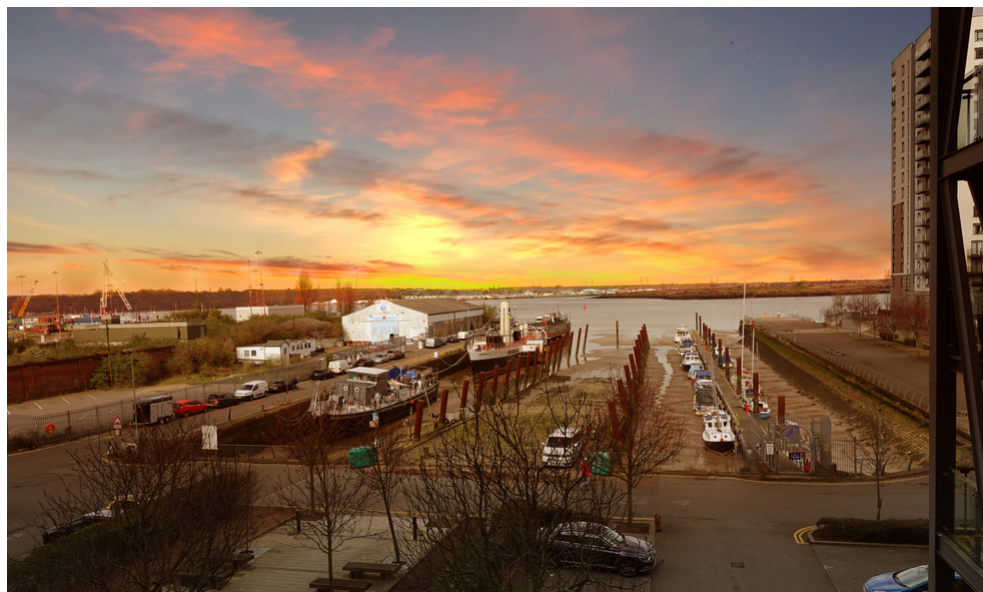
Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre, Gillingham offers a host of amenities including ice skating, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



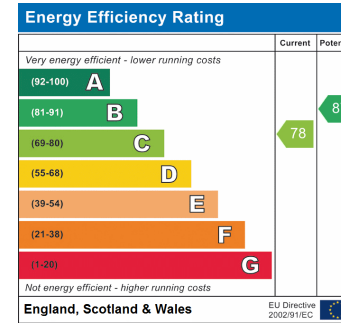
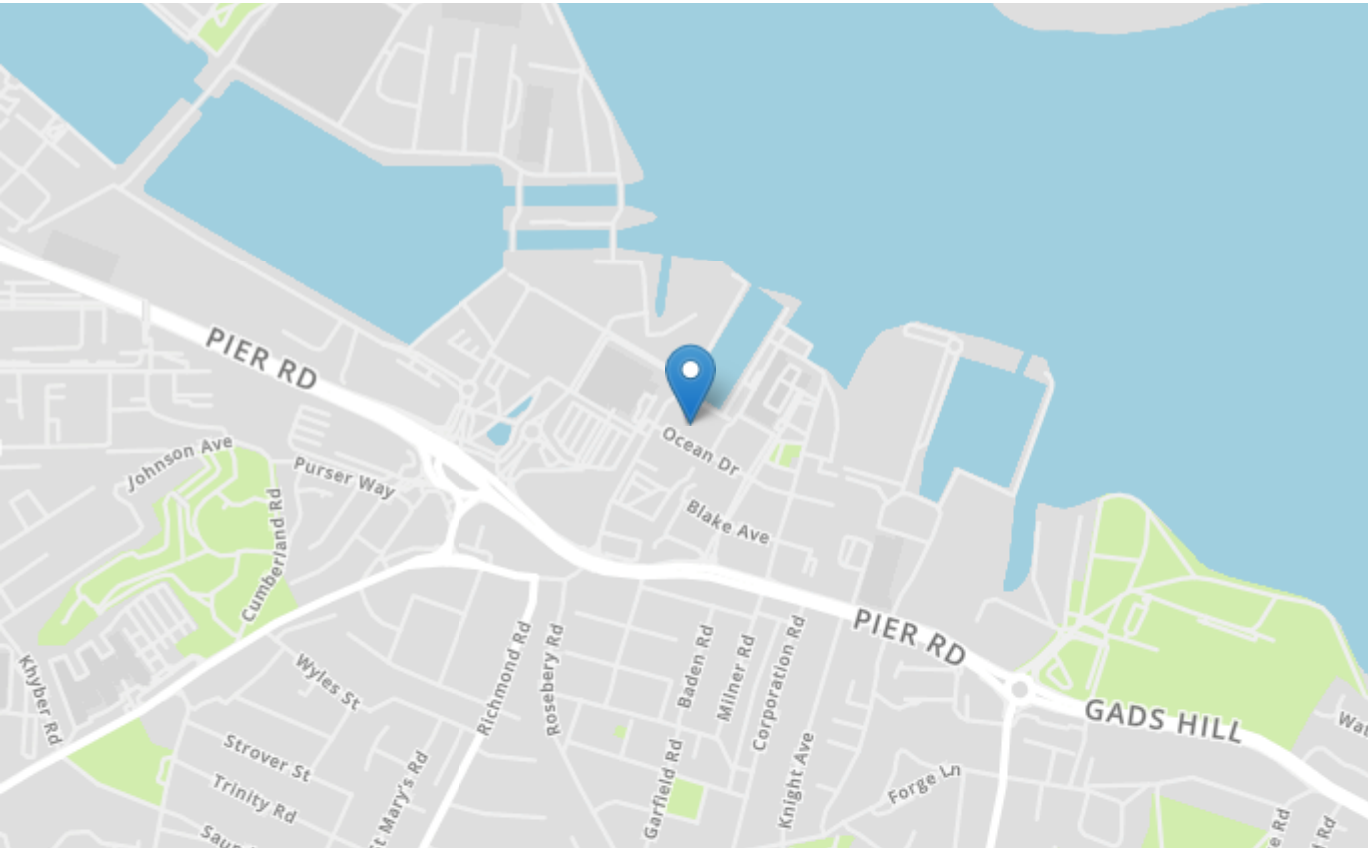
TOTAL FLOOR AREA : 407 sq.ft. (37.8 sq.m.) approx.

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

Victory Pier, Gillingham, Kent, ME7 1FT



Tenure

Leasehold

Lease Term

999 Years from 2011

Ground Rent

£200.00 PA

Service Charge

£1900.00 PA

Local Authority

Medway Council

Council Tax

Band A

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Agent Notes

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The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. 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. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller.

The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.