



Two Bedroom Apartment

Estuary Reach , Brompton, Gillingham, Kent, ME7 5QX

£180,000

Leasehold

GROUND FLOOR
 580 sq.ft. (53.9 sq.m.) approx.

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Description

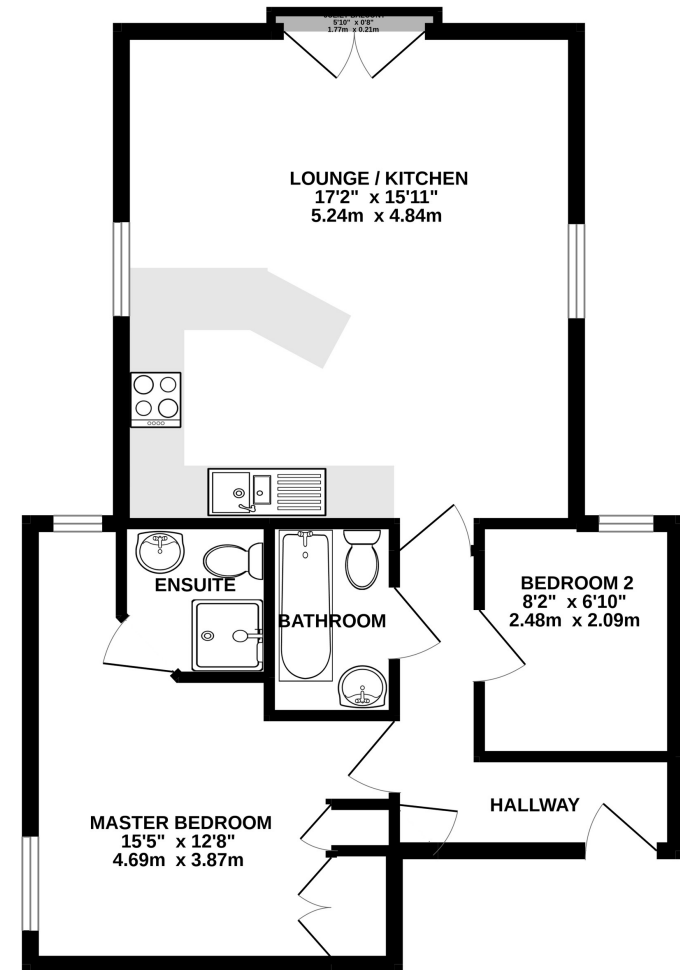
This fabulous 2 bedroom ground floor apartment located in popular Brompton is a must see! Access to the development is via electric gates, upon entry you are welcomed into a bright and airy hallway and all rooms are accessed via this. The property comprises of a great sized main bedroom with dual aspect windows and a generous en-suite, a second bedroom which is a great guest room or maybe a home office, a good sized bathroom and a spacious living space with an open plan lounge, kitchen and breakfast bar which is ideal for entertaining. Viewing is highly recommended so call Greyfox Sales and Lettings and book your viewing now!

Key Features

- 2 Bedroom ground floor apartment
- En-suite to main double bedroom
- Allocated parking space
- Breakfast bar
- Gated development
- Popular Brompton location
- Close to amenities and transport links
- Leasehold

Local Area

Situated between Gillingham & the historical site of Chatham Dockyard, Brompton is famous for Fort Amherst a Napoleonic Fort & Great Lines Heritage Park. There are local shops, primary & secondary schools, children's nursery, tennis court & village church close by. Gillingham town centre is approx 1.1 miles away with high speed train services into London & South Coast. Access to M2 & M25 via Medway Tunnel.



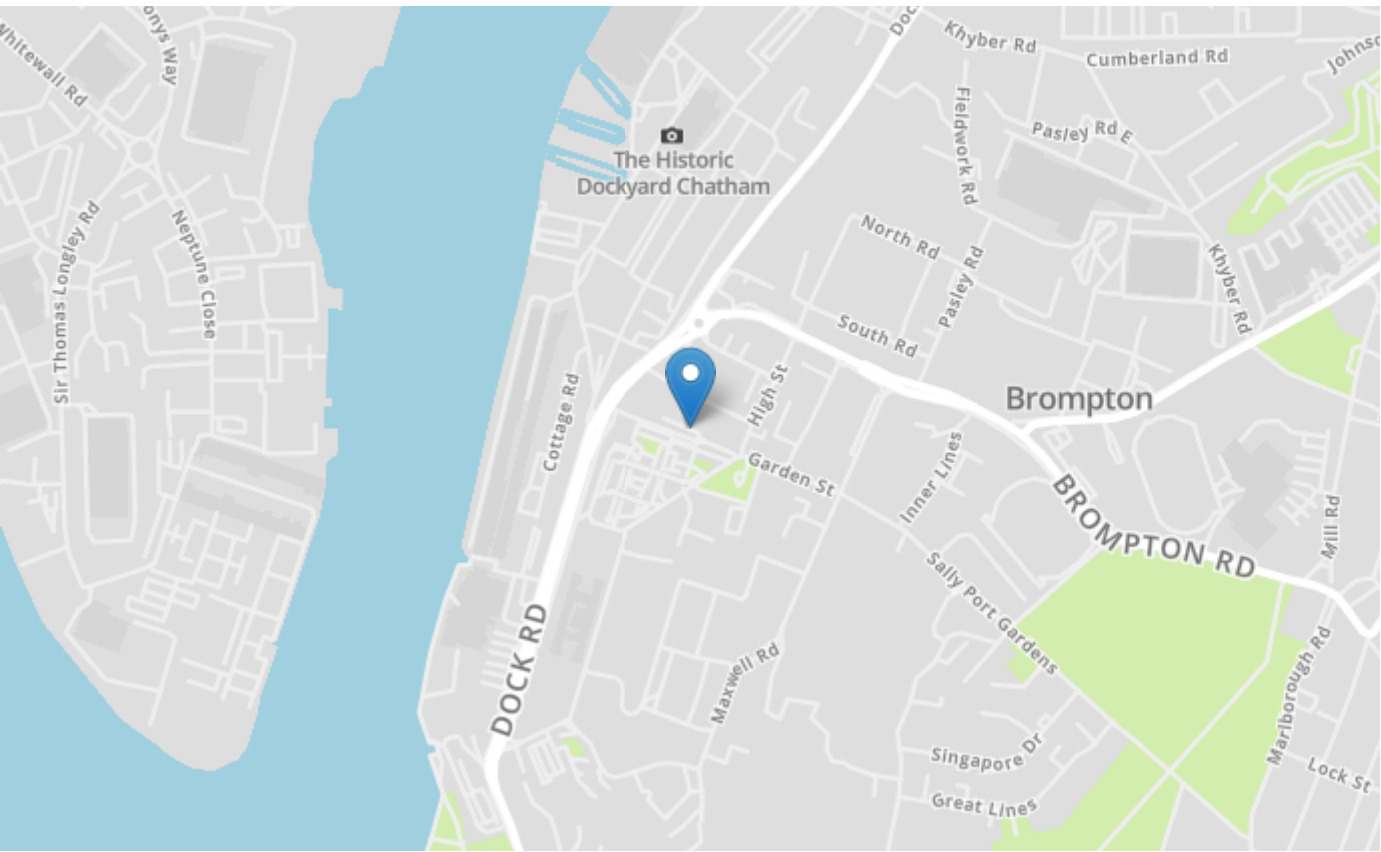
TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	78	78
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

Tenure	Leasehold
Lease Term	125 years from 2005
Ground Rent	£100.00 PA
Service Charge	£3,280.00 PA
Local Authority	Medway
Council Tax	Band B

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Agent Notes

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