



Two Bedroom Ground Floor Flat  
Estuary Reach , Brompton, Gillingham, Kent, ME7 5QX

£200,000  
Leasehold



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

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

£200,000

Leasehold

### Description

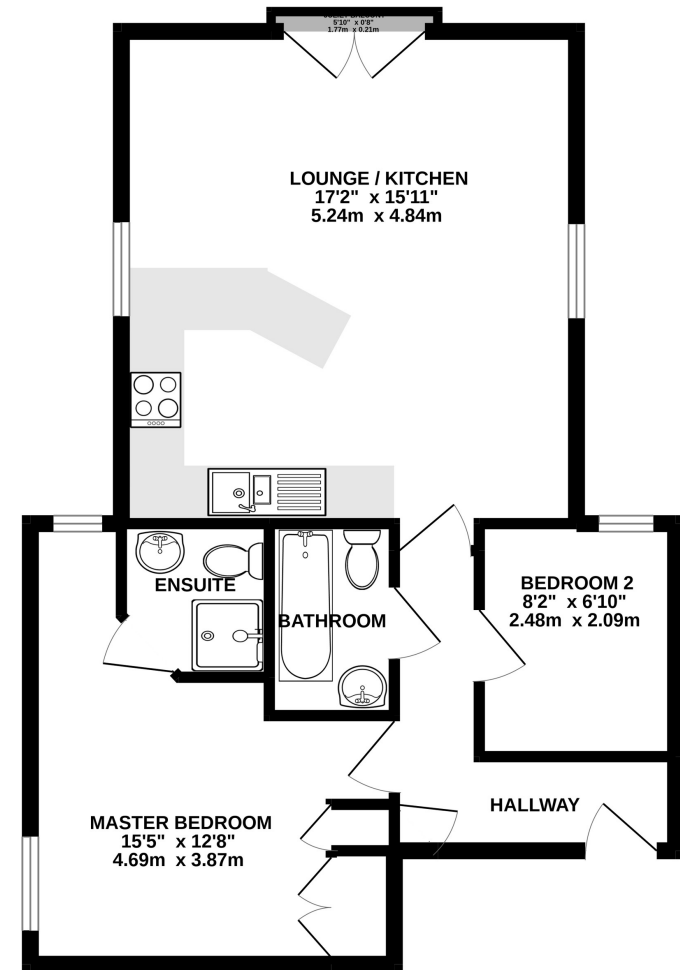
Located within a private, gated development in the ever-popular Brompton location, this beautifully presented ground floor apartment offers contemporary living at its finest. Boasting an allocated parking space and recently modernised throughout, this home is truly ready to move into. Step inside to a welcoming entrance hall that leads to a bright and spacious open-plan lounge, dining, and kitchen area, enhanced by multiple windows allowing for an abundance of natural light and a Juliet balcony that adds a charming touch. The main bedroom benefits from ample built-in wardrobes and a brand new, stylish ensuite wet room. A second well-proportioned bedroom also includes built-in storage, while the modern family bathroom features a luxurious freestanding bath. Perfectly positioned within walking distance of a variety of local amenities and excellent transport links, this property offers convenience and comfort in equal measure. It's bound to popular, so call the Greyfox sales team in Rainham to arrange your viewing now!

### Key Features

- Two Bedroom Ground Floor Apartment
- Perfect First Time Buy or Potential Investment Opportunity
- Recently Modernized Throughout
- Popular Brompton location
- Private Gated Development
- Allocated Parking
- E-Suite Wet Room To The Main Bedroom
- Close Proximity To Amenities & Transport Links

### 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.



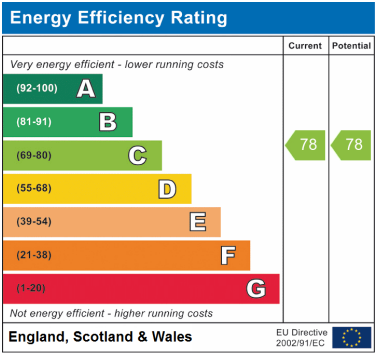
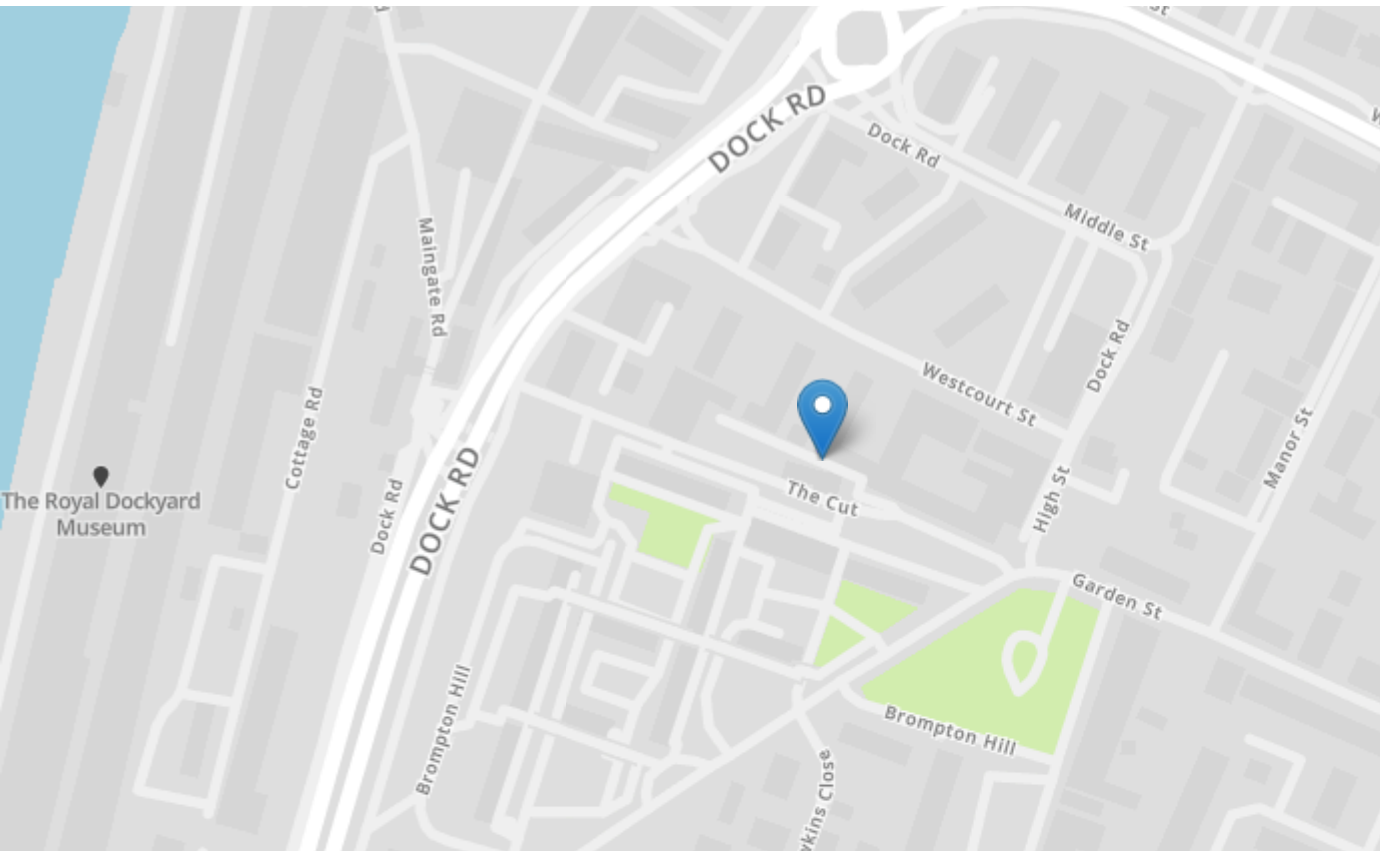
TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.

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.  
 Made with Metropix ©2022



## Property Location

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



|                        |                                       |
|------------------------|---------------------------------------|
| <b>Tenure</b>          | Leasehold                             |
| <b>Lease Term</b>      | 125 Years From 01/01/2004             |
| <b>Ground Rent</b>     | £100.00 PA                            |
| <b>Service Charge</b>  | £2,017.20 From 01/01/25 to 31/12/2025 |
| <b>Local Authority</b> | Medway                                |
| <b>Council Tax</b>     | Band B                                |

### 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>.