



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

Guide Price £180,000
Leasehold

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

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Description

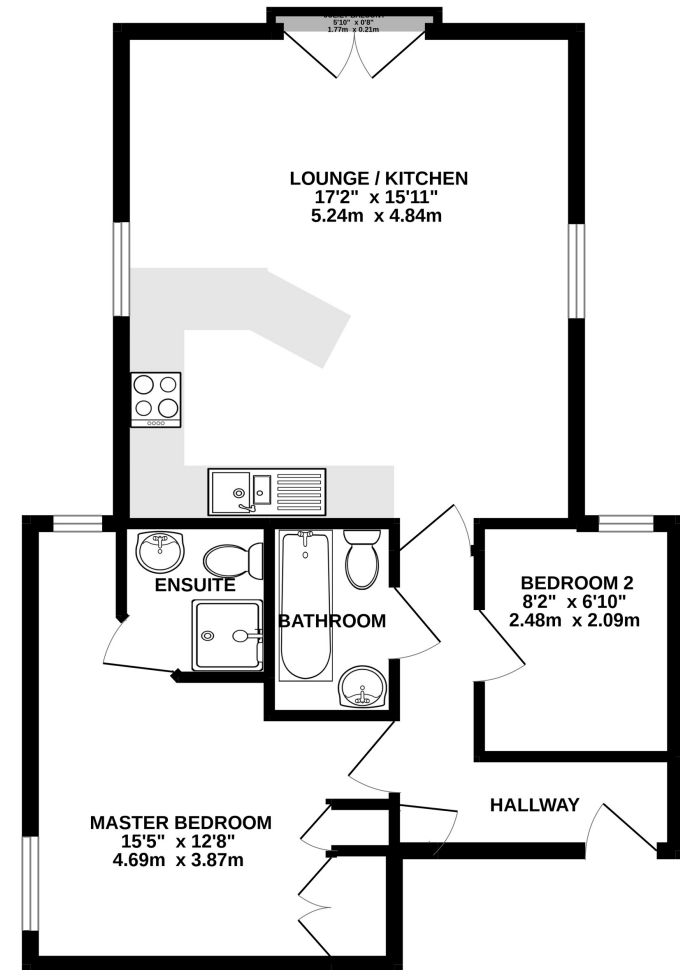
****Guide Price £180,000 - £200,000**** Located within a private, gated development in the ever-popular Brompton location, this beautifully presented ground floor apartment offers contemporary living at its finest. Boasting an allocated parking space and recently modernised throughout, this home is truly 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.



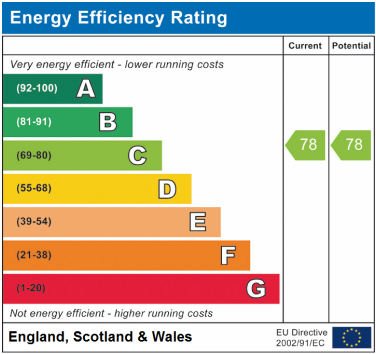
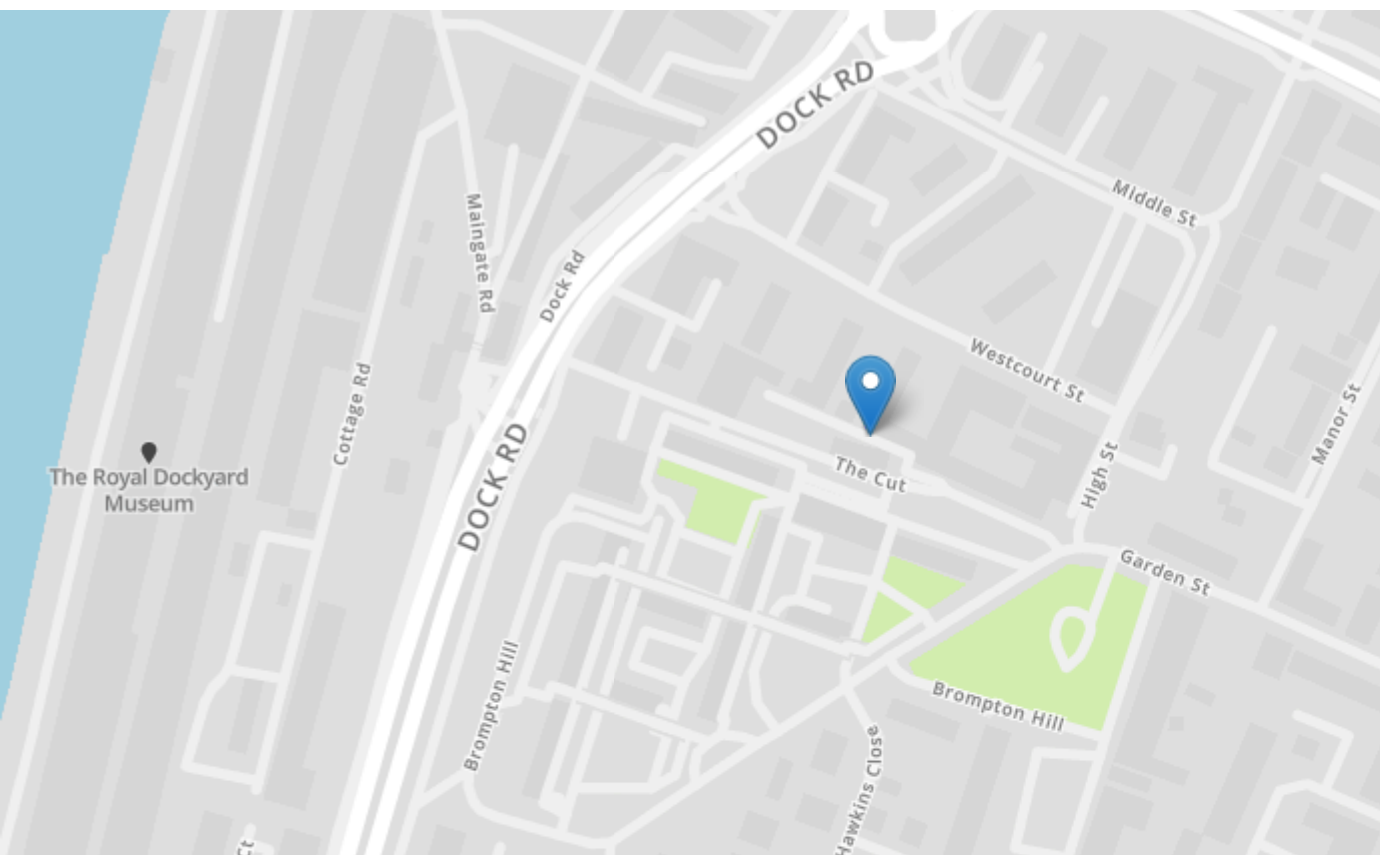
TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.

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Property Location

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

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Agent Notes

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