



One Bedroom Apartment  
Ocean Drive, Gillingham, Kent, ME7 1GP

Fixed Price £170,000  
Leasehold

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### Description

This exceptionally presented one-bedroom apartment offers contemporary living in a prime location, just a short walk from local amenities and with excellent transport links—making it a highly desirable home. Upon entering, you're greeted by a spacious hallway, leading to a handy utility cupboard, perfect for keeping your washing machine and tumble dryer tucked away. The property boasts a stylish family bathroom, a bright and airy bedroom with built-in wardrobes, and a generous open-plan living area ideal for both relaxing and entertaining. The modern kitchen comes fully equipped with an integrated dishwasher and fridge/freezer, while the private balcony provides the perfect outdoor retreat. Residents also benefit from exclusive amenities with permit parking, a private gym, Wi-fi lounge/entrance foyer and landscaped gardens. This won't be around for long so contact the Greyfox sales team in Rainham to arrange your viewing now!

\*\*We understand the property is currently let on an assured short hold tenancy agreement; notice has not yet been served on the tenant for further details on this please contact the agent\*

### Key Features

- One Bedroom Apartment With Long Lease
- Offered with No Onward Chain
- Perfect First Time Purchase or Potential Investment Opportunity
- Fourth Floor
- Open Plan Living
- Balcony
- Utility Cupboard & Spacious Entrance Hall
- Access to Residents Only Gym
- Large Modern Family Bathroom

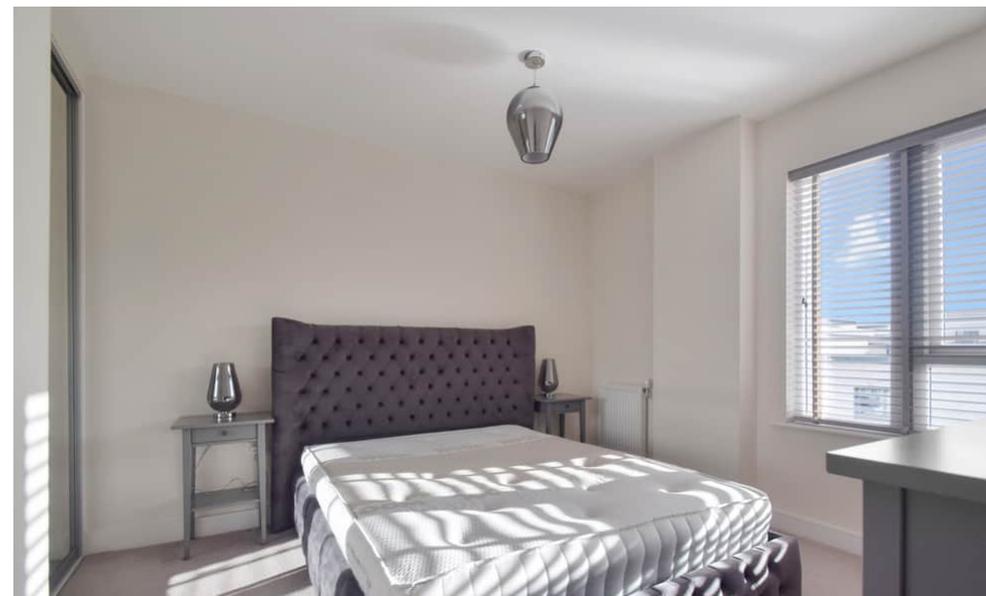
### Local Area

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.

FLOOR PLAN

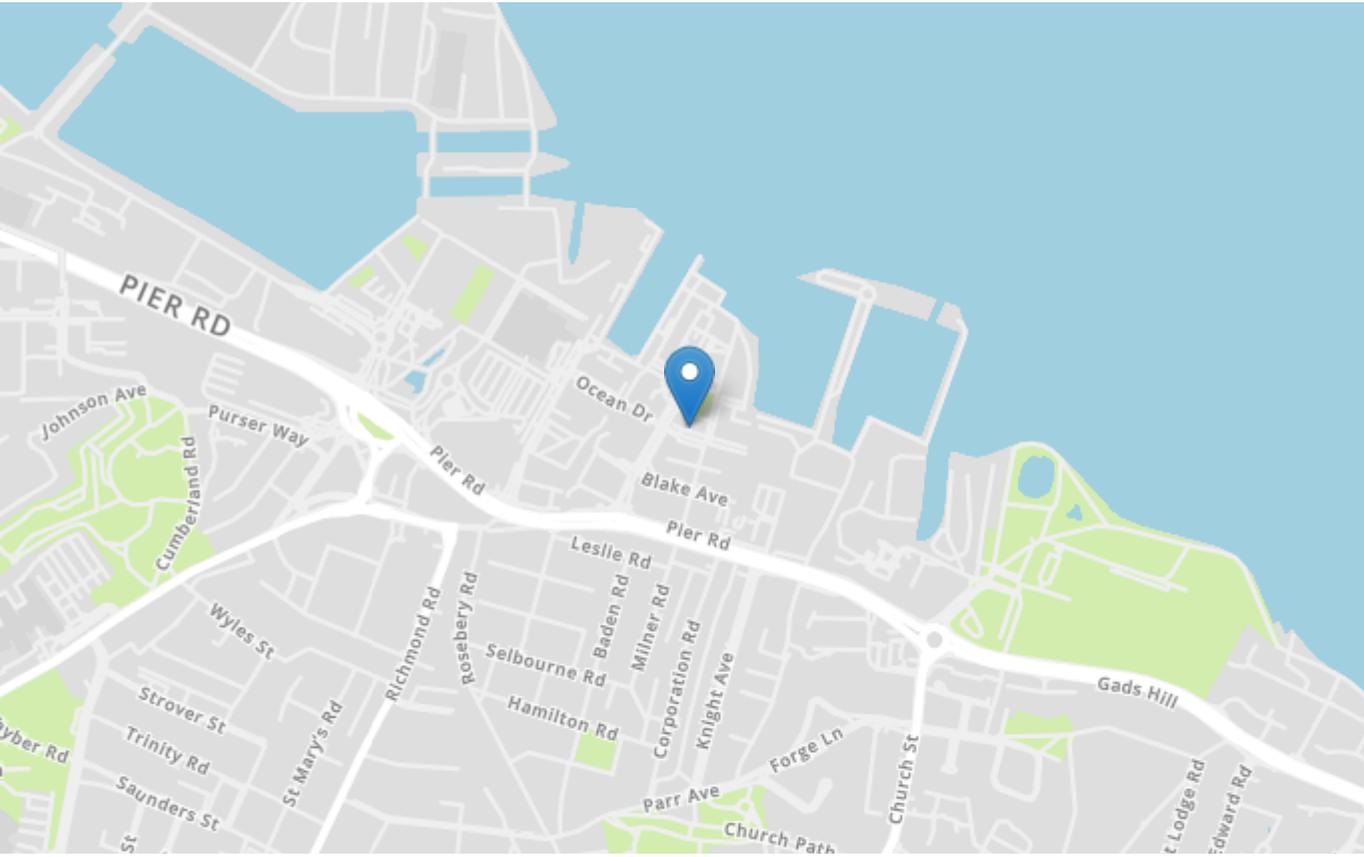


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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**

999 yrs from 12.8.2019

**Ground Rent**

£75 - 1/4/25- 30/9/25

**Service Charge**

£1337.97 1/4/25- 30/9/25

**Local Authority**

Medway

**Council Tax**

Band C

**Greyfox Walderslade**

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### 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>.