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www.harrisonsreeve.com

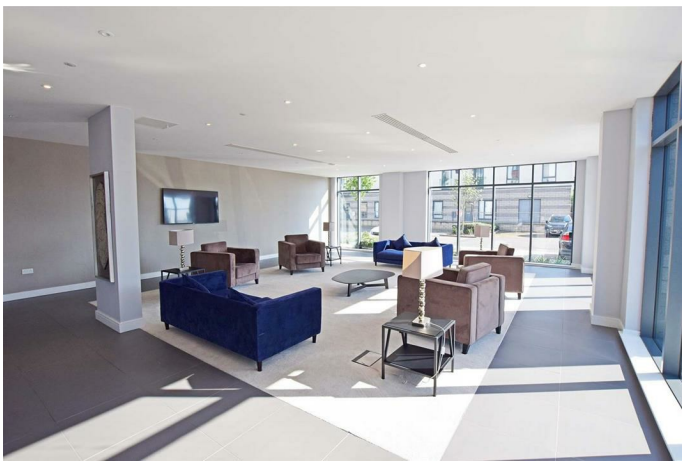


98 Ocean Drive

• Gillingham

Price: £88,750





98, Ocean Drive, , ME7 1GT  
£88,750

- 3 BEDROOM 6TH FLOOR ( TOP FLOOR ) BEAUTIFUL MODERN APARTMENT
- LOCATED ON THE POPULAR OCEAN DRIVE, VICTORY PIER, GILLINGHAM, DEVELOPMENT
- OPEN PLAN LIVING/KITCHEN AREA, ALLOCATED UNDERCROFT PARKING SPACE
- NO ONWARD CHAIN!! EPC RATING "B", COUNCIL TAX BAND "E"
- WONDERFUL VIEWS OF THE RIVER MEDWAY AND SURROUNDING AREA
- 119 YRS REMAINING ON THE LEASE
- 25% SHARE BEING OFFERED, WITH POTENTIAL TO BUY THE FULL MARKET VALUE AT £355,000
- BEDROOM 1 WITH EN-SUITE PLUS FAMILY BATHROOM
- FANTASTIC LOCALITY WITH ACCESS TO MAIN ROADS AND AMENITIES
- RESIDENTS ONLY LOUNGE, ACCESS TO RESIDENTS ONLY GYM LOCATED IN "THE BOARDWALK!"

Welcome to this stunning modern apartment located on Ocean Drive in the charming town of Gillingham. This property boasts a spacious 982 sq ft of living space, perfect for those looking for a comfortable and contemporary home.

Upon entering, you are greeted by a stylish reception room that offers a versatile space for entertaining guests or simply relaxing after a long day. The apartment features three well-proportioned bedrooms, providing ample space for a growing family or those in need of a home office.

With two bathrooms, including one en-suite, convenience is key in this property. The modern fixtures and fittings throughout the bathrooms add a touch of luxury to everyday living.

Situated in a modern building constructed in 2019, this apartment offers the perfect blend of comfort and style. The property's age ensures that you can enjoy the benefits of contemporary design and construction techniques.

Located in the heart of Gillingham, residents can enjoy easy access to local amenities, schools, and transport links, making this apartment an ideal choice for those seeking a convenient lifestyle.

Don't miss out on the opportunity to make this modern apartment your new home. Contact us today to arrange a viewing and experience the charm of Ocean Drive living in Gillingham.

\* The property is marketed at a 25% shared ownership basis, with options to buy further percentages, full market price £355,000\*

#### Communal Hallway

##### Entrance Hall

Entrance door, built in double wardrobe housing heat unit. Radiator.

##### Open Plan Living Room/Kitchen

21'11" red to 11'1" x 20'1" red to 14'10" (6.69m red to 3.39m x 6.13m red to 4.53m)  
Double glazed window to front, 2 double glazed windows to side, double glazed door leading to balcony. 2 radiators. Modern fitted kitchen comprising base and eye level units with work surfaces over. Integrated dishwasher and fridge/freezer. Built in electric oven and hob with extractor fan over.

##### Bedroom 1

16'2" x 9'2" exc door recess (4.94m x 2.81m exc door recess)  
Double glazed window to rear, double glazed door leading to balcony. Radiator, built in double wardrobe. Door to :

##### En-Suite Shower Room

6'11" x 5'6" (2.11m x 1.70m)  
White modern suite comprising shower cubicle with mains fed shower, low level WC and vanity unit with inset sink unit. Heated towel rail.

##### Bedroom 2

11'3" x 10'6" (3.44m x 3.21m)  
Double glazed window to front, radiator.

##### Bedroom 3

10'6" x 9'1" (3.21m x 2.79m)  
Double glazed window to front, radiator.

##### Bathroom

6'9" x 6'6" (2.08m x 1.99m)  
Modern, white suite comprising bath with wall mounted shower over, low level WC and vanity unit with inset sink unit. Heated towel rail.

##### Allocated Parking Space

In under croft parking area for 1 car.

\* Agent Note. We understand from the vendor they may be a possibility to privately rent another parking space for £20 per week. \*

##### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

##### Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

##### Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



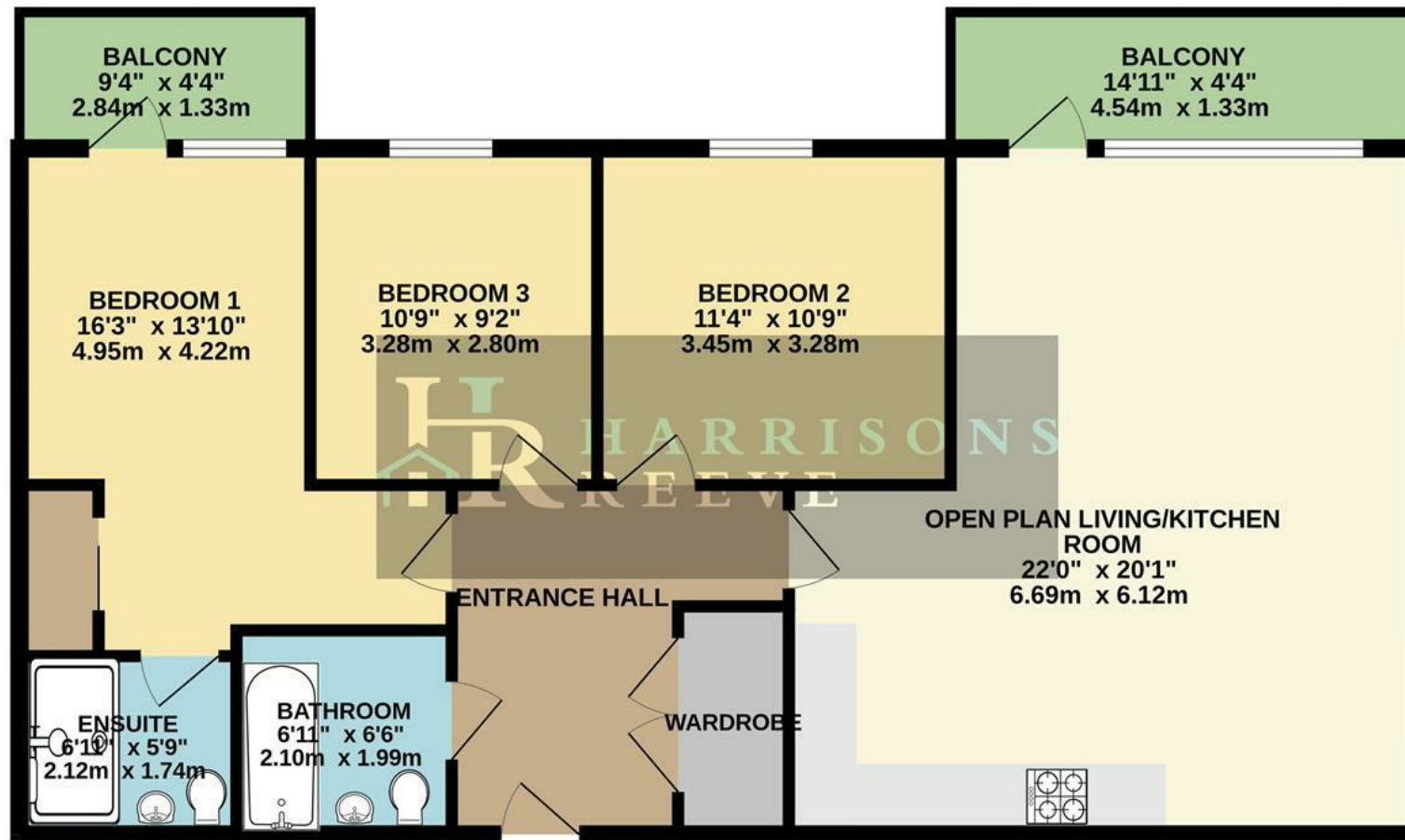
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR  
982 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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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