

01634 379 799

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11 Goad Avenue

• Chatham

Price: £200,000



11, Goad Avenue, , ME5 8DT  
£200,000

- TWO BEDROOM MAISONETTE
- FIRST FLOOR
- NO SERVICE CHARGE
- PEPPERCORN RENT
- 999 YEAR LEASE FROM 1984
- ON STREET PARKING
- LARGE REAR GARDEN
- CHAIN FREE
- CTAX BAND: B
- EPC RATING: C

Welcome to this charming first floor maisonette located on Goad Avenue in Lordswood, Chatham, a delightful area that offers both convenience and comfort. This property features two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The maisonette boasts a well-appointed reception room, perfect for relaxing or entertaining guests.

One of the standout features of this property is the large rear garden, providing a wonderful outdoor space for gardening, leisure activities, or simply enjoying the fresh air. The absence of a service charge adds to the appeal, allowing for greater financial flexibility.

With a 999-year lease that commenced in 1984, you can enjoy peace of mind regarding ownership and long-term investment. Additionally, this property is being offered chain free, making the buying process smoother and more straightforward.

Situated in a well-connected area, this flat is close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are looking to make this your new home or an investment opportunity, this flat on Goad Avenue is certainly worth considering. Don't miss the chance to view this lovely property and envision the possibilities it holds.

EPC Rating: C

**Porch**  
7'11" x 4'1" (2.43m x 1.27m)

**Entrance Hall**  
2'11" x 15'5" (0.89m x 4.71m)

**Lounge**  
15'4" x 10'11" (4.69m x 3.33m)

**Kitchen**  
8'8" x 9'10" (2.65m x 3.00m)

**Bathroom**  
5'6" x 5'10" (1.68m x 1.79m)

**Bedroom 1**  
9'3" x 11'5" (2.84m x 3.50m)

**Walk in Wardrobe**  
9'4" x 3'8" (2.85m x 1.14m)

**Bedroom 2**  
11'10" x 10'2" (3.63m x 3.11m)

**Garden**

#### 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 and the photographs may have been enhanced using photo editing software.

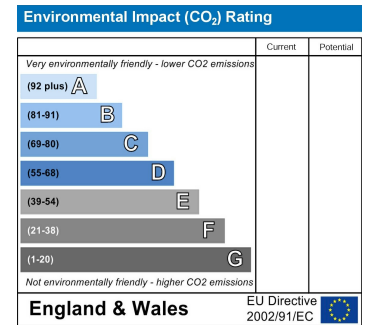
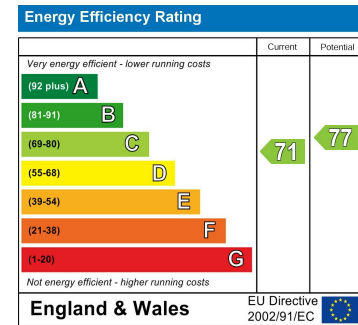
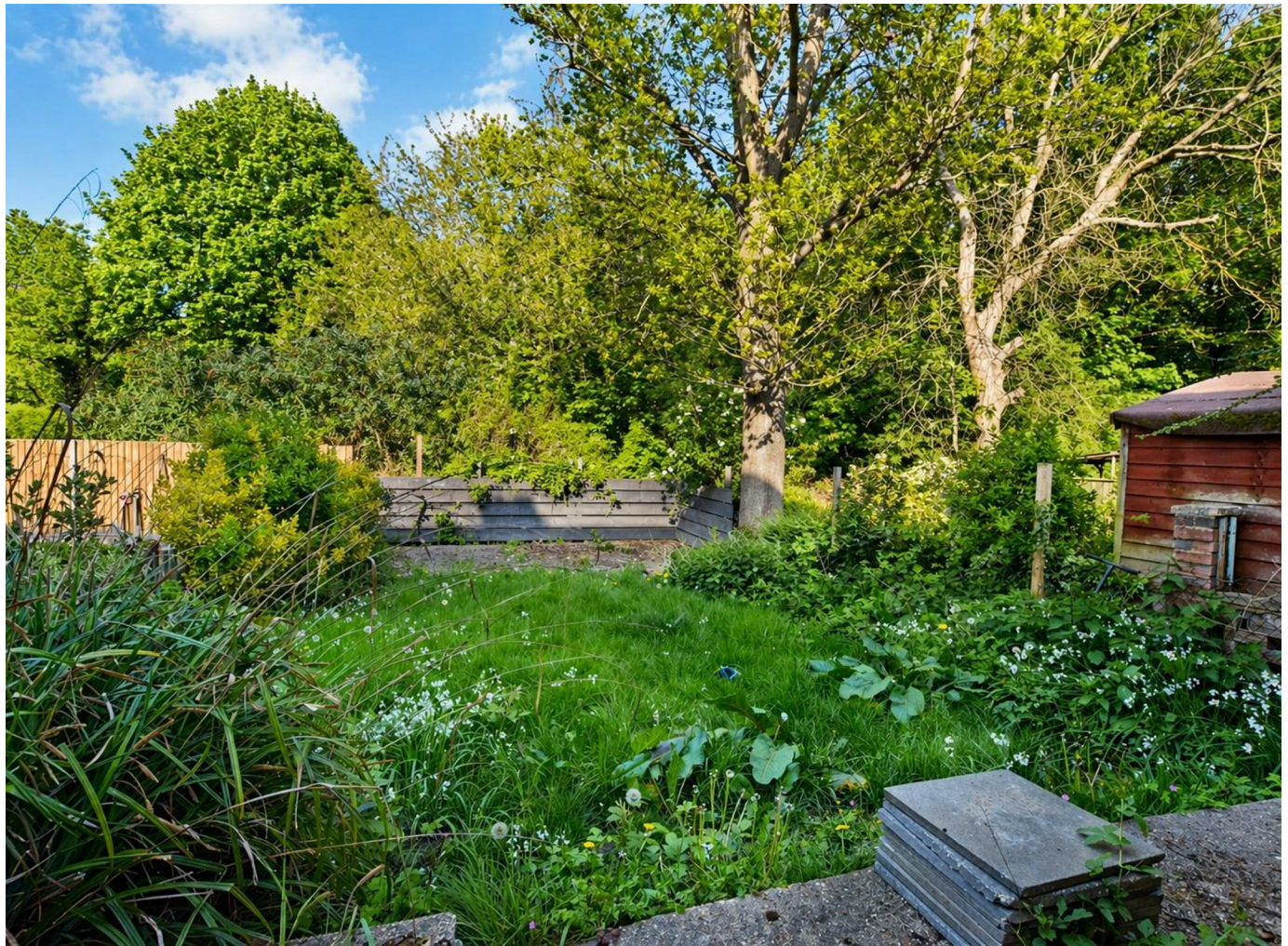
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

#### AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



**Harrisons Reeve Harrisons Reeve Office**  
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
 medway@harrisonsreeve.com (01634) 379799

FIRST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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