



## 407 The Boathouse Ocean Drive, Gillingham, ME7 1FW

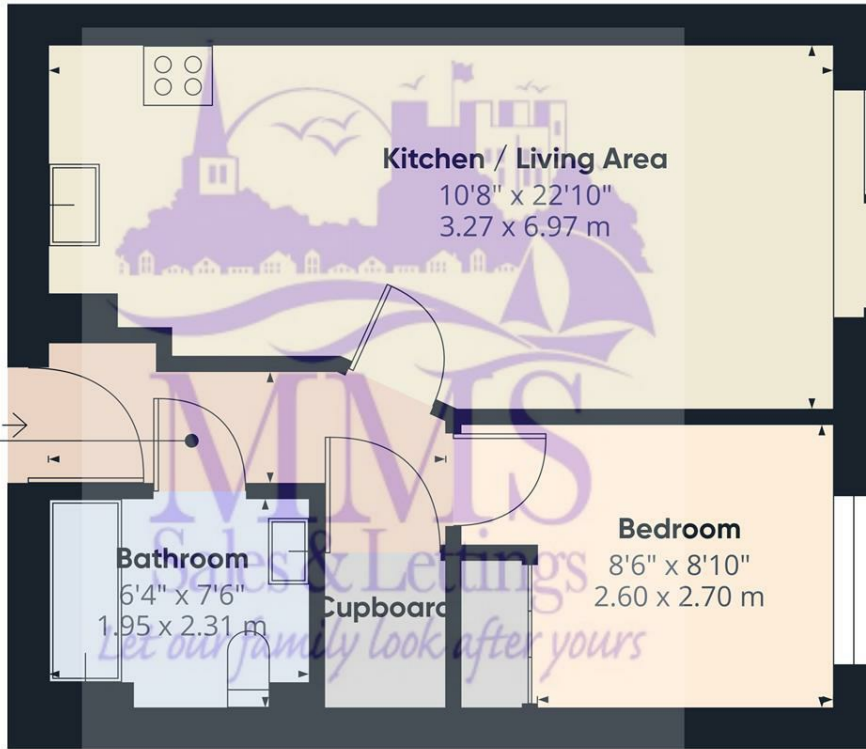
£150,000 - £160,000 CHAIN FREE. Nestled in the desirable riverside location of Ocean Drive, Gillingham, this 4th floor (lift access) modern purpose-built apartment offers a delightful living experience. Spanning an impressive 453 square feet, the property features one well-proportioned bedroom, a stylish bathroom, and a welcoming reception room that provides a perfect space for relaxation or entertaining guests. Constructed in 2011, this home boasts contemporary design elements throughout, ensuring a fresh and inviting atmosphere. The south-facing balcony is a standout feature, allowing for an abundance of natural light and providing a lovely outdoor space.

Residents will also benefit from access to a free gym after initial induction, promoting a healthy and active lifestyle without the need for additional membership fees. With 982 years remaining on the lease, this property presents a secure investment for the future.

Whether you are a first-time buyer or looking to downsize, this offers a perfect blend of comfort and convenience in a vibrant community. Don't miss the opportunity to make this charming property your new home. Walking distance to local supermarkets and near to educational facilities, Docks shopping centre and the Medway Hospital. EPC rating C. Council Tax Band C. 982 years left on lease. Ground rent £200 per annum. £1900 Service charge/management fee per annum.

- PRICE GUIDE £150,000 - £160,000
- PERMIT PARKING
- SOUTH FACING BALCONY
- ACCESS TO GYM
- CLOSE TO MOTORWAY LINKS
- WALKING DISTANCE TO SUPERMARKETS
- MODERN THROUGHOUT
- LIFT ACCESS
- CHAIN FREE

**£150,000**



Approximate total area<sup>(1)</sup>  
432.38 ft<sup>2</sup>  
40.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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			
		77	86
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	