



Flat 14 Estuary Reach Pleasant Row

Gillingham, ME7 5QX

GREENLEAF PROPERTY SERVICES are delighted to introduce this recently refurbished and beautifully presented duplex penthouse to the market, in sought-after Brompton, Gillingham, with NO CHAIN. Set over two floors with a fantastic bonus mezzanine level perfect for use as a separate lounge, further bedroom or office, this very impressive contemporary property boasts two double bedrooms, an en suite, a recently new quality boiler, allocated off road parking with electric gate, and a balcony with stunning views across the cathedral, castle, river and Dockside. Further benefits include underfloor heating to the shower room, a well-appointed integral kitchen, curtains and blinds to stay, and the opportunity to simply move in and enjoy.

The layout briefly consists of: Hallway giving access to two double bedrooms, en suite, storage cupboard, shower room, kitchen, dining room out to balcony, and stairs up to mezzanine/lounge level.

Located close to local amenities and the town centre offering a range of dining, leisure and shopping amenities, the bus and train stations are nearby with fast services to London, as are all A2/M2/M20 road links. The nearby historic Dockyard offers a further extensive range of dining, leisure and shopping facilities, whilst local schools and parks are nearby.

Properties of this quality and in this location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Service charge - £2500 p.a.

Ground rent - £100 p.a

Lease - 105 years approx.

Offers Over £220,000

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- STUNNING DUPLEX APARTMENT WITH FAR REACHING RIVER VIEWS
- EN SUITE AND IMPRESSIVE SHOWER ROOM
- SEPARATE DINING AREA WITH BALCONY
- EPC GRADE C / COUNCIL TAX BAND C
- BEAUTIFULLY PRESENTED CONTEMPORARY PROPERTY WITH NO CHAIN!
- GATED ALLOCATED OFF ROAD PARKING
- CLOSE TO A2/M2/M20 ROAD LINKS, SCHOOLS AND TRAIN STATION TO LONDON
- TWO DOUBLE BEDROOMS
- SPACIOUS MEZZANINE LOUNGE/BEDROOM AREA
- CLOSE TO HISTORIC DOCKYARD, LOCAL AMENITIES, DINING AND LEISURE FACILITIES

Hallway

Stylish hallway with grey wood-effect Amtico flooring and neutral decor, giving access to two bedrooms, en suite, shower room, cupboard with plumbing for washing machine, kitchen and dining room with stairs up to mezzanine/lounge floor, balcony to front of property.

Bedroom Two

10'9" x 9'6" (3.30m x 2.9m)
Double bedroom with window to rear/fitted blinds, neutral grey carpet and white walls, space for wardrobes.

Bedroom One

10'2" x 9'6" (3.1m x 2.9m)
Double bedroom with neutral carpet and decor continued, window to rear of building with fitted blinds and curtains to stay.

En Suite

4'9" x 4'9" (1.45m x 1.45m)
With white suite consisting of shower, WC and basin, vertical wall radiator, white wall tiles with decorative border, and downlighters.

Shower Room

7'0" x 4'5" (2.15m x 1.35m)
Recently refurbished impressive shower room, with underfloor heating, new wood panelling, feature basin and WC, feature radiator, double shower, slate floor tiles, downlighters, built-in mirrors, built-in mood-lighting to ceiling.

Kitchen

7'10" x 7'6" (2.4m x 2.3m)
Howdens kitchen with good range of grey

gloss wall and base units with butchers-block worktops, laminate flooring, built-in induction hob, new oven, microwave and steamer, downlighters, window to front of room, feature grey basin, pull-out spice drawer, white walls, open doorway to dining area.

Lounge/Diner

15'7" x 10'0" (4.75m x 3.05m)
Spacious room to front of property with Amtico flooring and white walls, sliding doors onto balcony with beautiful far-reaching river, castle, cathedral, Dockside views, windows either-side, recently new quality boiler located here with 10 year warranty for peace of mind, two built-in cupboards either-side of sliding doors, high vaulted ceiling with mezzanine floor above, feature lights and further uplighters, stairs up to mezzanine with large storage cupboard underneath.

Mezzanine Floor/Lounge/Bedroom

17'0" x 15'8" (5.2m x 4.8m)
Lovely versatile good size room with potential for use as a lounge, bedroom, office or playroom, with stairway access from the dining room, neutral grey carpet and decor, river views to front of building, Velux window to rear for further natural light, high ceiling, feature downlighters, new sockets with USB ports.

Balcony

8'10" x 3'3" (2.7m x 1.0m)
Good size balcony with plenty of room for table and chairs, amazing far-reaching views, a great place for morning coffee.

Off Road Parking

Block-paved car park with electric gate, leading to communal entrance hallway.

Communal Hallway

Attractive and well presented communal hallway, with neutral carpet and decor, stairs up to all floors.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

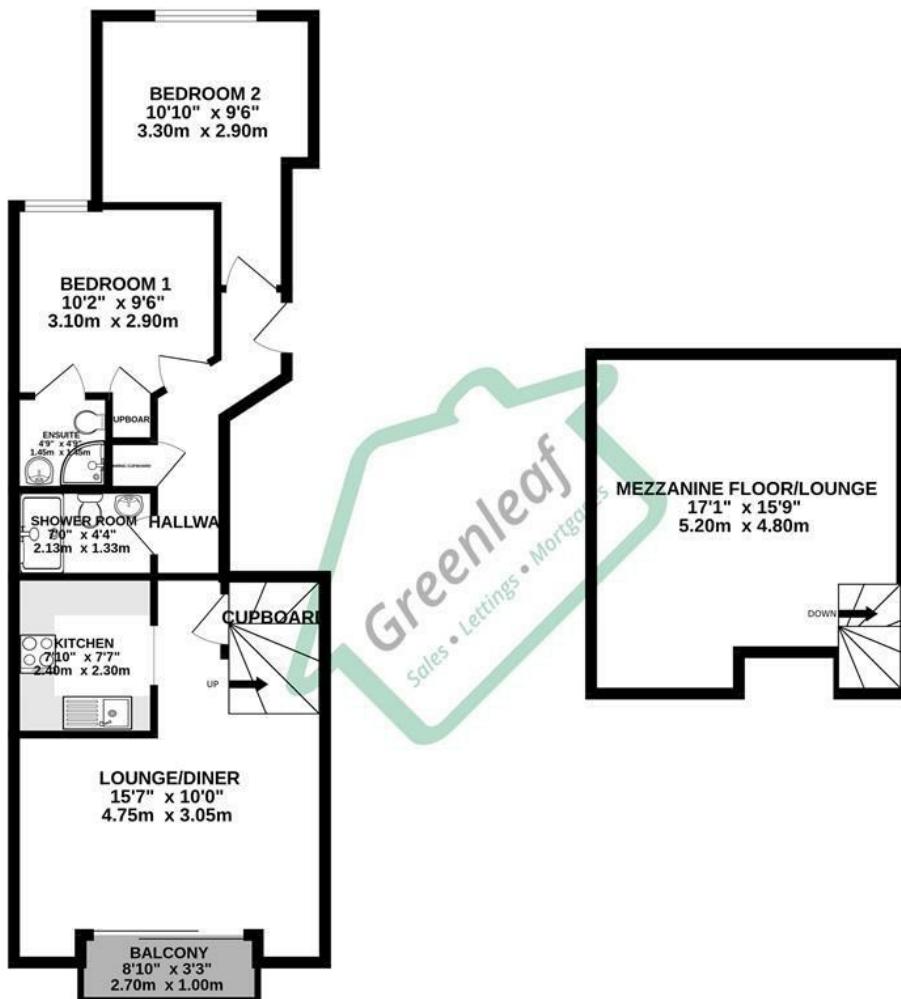
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GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.

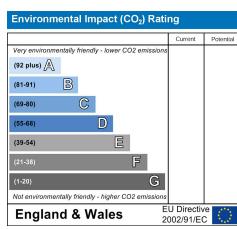
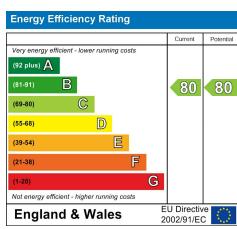
1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 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 service symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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