



SOUTH HOUSE GILLINGHAM GATE ROAD CHATHAM, ME4 4RS

£275,000
LEASEHOLD

Modern three-bedroom apartment in vibrant Chatham Waters, ideal for first-time buyers, professionals or investors. Bright, well-presented open-plan living with private balcony in a popular area. Direct High Speed trains from Gillingham to St Pancras in approx. 44 minutes. Estimated gross yield: 7.2%.

TEMPLE WHARF
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SOUTH HOUSE GILLINGHAM

- Three Bedroom Apartmnet • Huge Living Space • En-suite to Master • Dual Aspect Balconies • Light and Bright Internally • Well Presented • Just four years old • Approx. 7.2% Rental Yield • Communal Gym and Gardens • No Forward Chain



This spacious and bright apartment is one you'll be proud to call home! With large windows that flood the space with natural light and dual aspect private balconies with interesting views, this modern open plan apartmen, just 4 years old is well presented and tastefully decorated to a high standard. the fully fitted kitchen comes with integrated appliances and ample storage. finished to a high standard throughout, featuring modern furnishings that complement the spacious, well-lit interiors. The open-plan living and dining area is perfect for relaxing or entertaining, with large windows that flood the space with natural light. Each of the three bedrooms is generously sized.

This vibrant, modern community has been designed to bring people together. Residents can enjoy beautifully maintained communal gardens and shared green spaces, ideal for socialising with neighbours, picnicking or simply relaxing in the sunshine. The riverside setting offers a peaceful place for a stroll, with benches where you can stop and take in the view. For something more energetic, there's also a communal gym exclusively for residents.

Everyday essentials are close at hand, with a convenience store on site and Asda and Aldi within walking distance. The Mast & Rigging pub is nearby too, serving lunch and dinner alongside a pint or a glass of wine.

Waterfront UTC, a technical college specialising in engineering and construction for students aged 14 to 19, is right on the doorstep and the shared Universities at Medway campus, home to the University of Greenwich, the University of Kent and Canterbury Christ Church University, is also a short walk away.

For commuters, Gillingham railway station is around 1.3 km away, with direct High Speed services to London St Pancras taking about 44 minutes. The area also has easy road links to the A2 and M2, making it convenient to travel into London or explore the Kent countryside.

A little further afield, historic Rochester offers a lively nightlife and a wonderfully quaint high street, with plenty of independent shops to browse.

Lease - The Lease was granted for a term of 250 years less 3 days commencing on 22 December 2017. The Lease was dated 17

June 2022.

Service charge - the current costs for the calendar year are running at £980.04 per quarter.

No ground rent

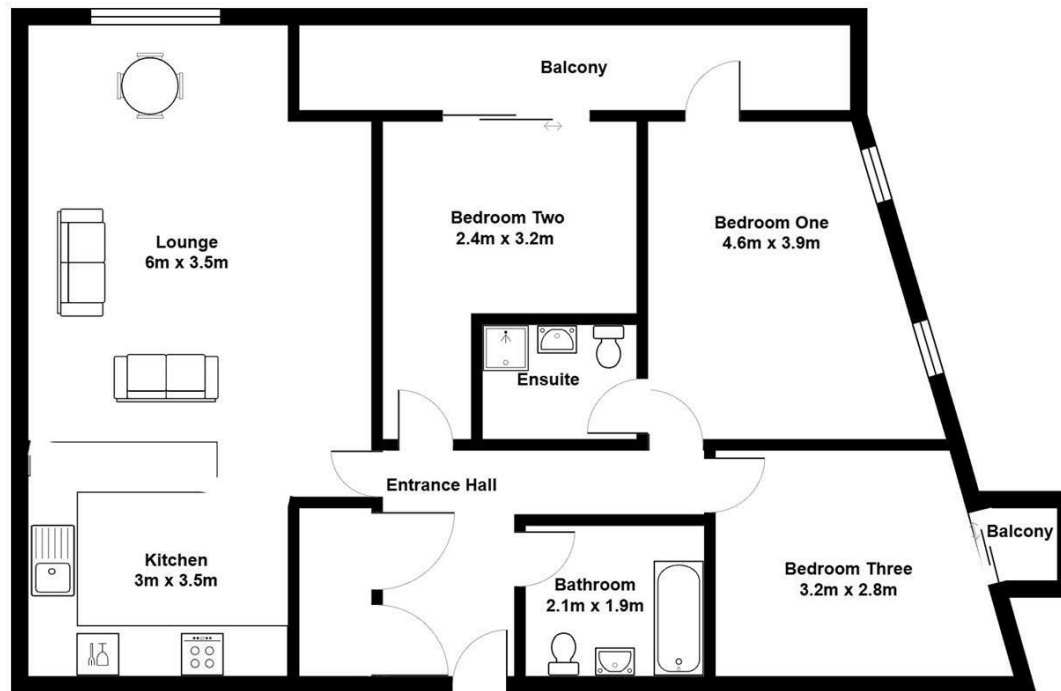
To meet legal anti-money laundering requirements, we carry out buyer identification checks. A modest fee of £10 per person (no VAT) is charged solely to cover these costs. This is not refundable should the transaction fail to complete.

Please note that the floor plan is for illustration purposes only and the property has not been professionally measured by a qualifying surveyor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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

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