



# TMS

## ESTATE AGENTS



## 19 Admiralty Court Ocean Drive, Gillingham, ME7 1GP

**£1,500 Per Month**



- 2 BEDROOM / 2 BATHROOM APARTMENT
- GREAT VIEWS WITH BALCONY ACCESS
- ENERGY COSTS INCLUDED
- COUNCIL TAX - D / EPC - B
- PARKING / GYM AND LOUNGE WIFI

- CLOSE TO THE MARINA
- EN SUITE SHOWER TO MAIN BEDROOM
- PROFESSIONAL TENANTS / SORRY NO PETS
- UNFURNISHED / LONG TERM LET
- LIFT ACCESS



ENERGY COSTS INCLUDED ~ AVAILABLE IMMEDIATELY ~ CENTRAL GILLINGHAM ~ 2 BEDROOM, 2 BATHROOM

TMS Estate Agents are thrilled to bring to the market this Luxury TWO bedroom unfurnished apartment situated near the marina on Victoria Pier in the heart of Gillingham.

There are two bedrooms with the main one offering an en-suite shower room, the open plan kitchen enjoys a modern combination of integrated appliances and the spacious lounge enjoys beautiful views and access to the balcony. There is also a family bathroom with shower over the bath.

Admiralty Court is the perfect location if you want to explore the eclectic mix of shops or stroll along the beautiful marina and is less than a 10 minute drive from the Historic Dockyard in Chatham and nearby Bluewater which offers over 300 designer and high street shops under one roof alongside a 13-screen multiplex cinema and a wide range of eateries to suit all tastes and pockets

Admiralty Court is available for a long term let and is unfurnished, unfortunately under the terms of the lease pets are not permitted and commercial vehicles are not permitted to be parked at the development.

This is an ideal property for professional tenants who may work from home or need to commute to London or the Dockyard with fast train links from Gillingham Mainline Station to London Victoria, St Pancras, Stratford International & Ebbsfleet.

The property includes the energy bill within the monthly rental figure, access to the Wi-Fi lounge and use of the members only gym, there is parking for one car.

Council Tax Band D / Deposit = 5 weeks rent £1730.76 / Holding deposit £346.15 / EPC rating B  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £45,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £54,000 PER ANNUM TO MEET AFFORDABILITY

Call TMS ESTATE AGENTS today to book your viewing.

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

LOUNGE / KITCHEN 17'6 x 15'6 narrowing to 9'4 (5.33m x 4.72m narrowing to 2.84m)

BEDROOM 1 10'2 x 9'6 (3.10m x 2.90m)

EN SUITE 6'7 x 5'4 (2.01m x 1.63m)

BEDROOM 2 10'8 x 10'1 (3.25m x 3.07m)

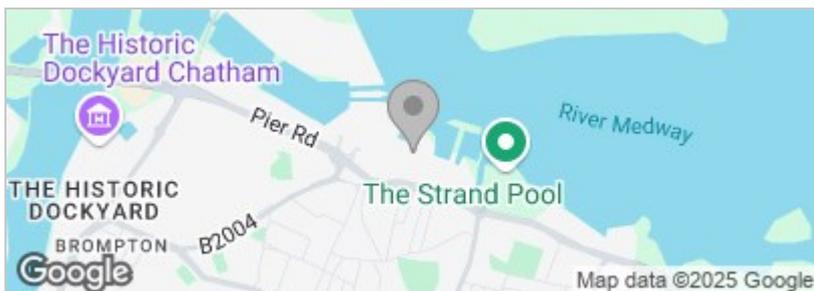
BATHROOM 6'6 x 6'1 (1.98m x 1.85m)

EXTERNAL

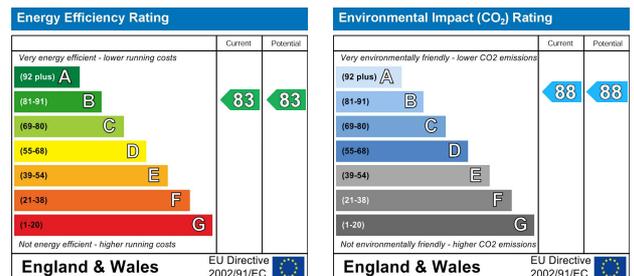
CAR PARK SPACE

GYM

Area Map



Energy Efficiency Graph



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