



Vale Drive, Chatham, ME5 9XD  
Asking price £200,000 Leasehold

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OPEN DAY - MONDAY 25TH AUGUST 2025 (BY APPOINTMENT ONLY) - The Homes Group are delighted to present to the market this very well presented two-bedroom first-floor maisonette with lovely garden. Set in the popular Davis Estate area of Chatham with its local amenities, and very good road links via the A229 into Medway or nearby the A2/M2 to London and the coast, this property would make the ideal first purchase and home.

Benefits include: Two bedrooms, a large reception room, modern fitted kitchen, modern shower room with white suite, double glazing, central heating, its own very good size and well maintained rear garden, built in storage and loft storage.

Lease: Approximately 932 years remaining, Ground Rent: Peppercorn, Service Charge: Zero (details to be verified by sellers solicitor).

### Entrance Hall

### Kitchen

7'4 x 5'9 (2.24m x 1.75m)

### Lounge

12'0 x 10'6 (3.66m x 3.20m)

### Bedroom One

12'0 x 10'6 (3.66m x 3.20m)

### Bedroom Two

9'5 x 8'8 (2.87m x 2.64m)

### Shower Room

6'3 x 6'1 (at widest points) (1.91m x 1.85m (at widest points))

### Rear Garden

68' x 16' (at widest point) (20.73m x 4.88m (at widest point))

**Tenure: LEASEHOLD**

**Council Tax: Band B**







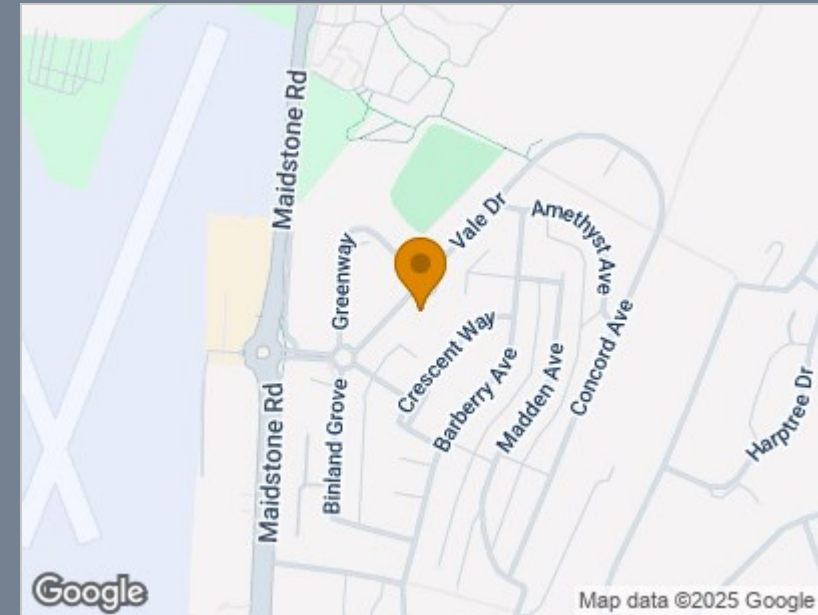


## First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 43.8 sq. metres (471.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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