



Goldcrest Drive, Chatham, ME4 3RN  
Offers in excess of £230,000 Leasehold

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VACANT with NO FORWARD CHAIN - The Homes Group are delighted to present to the market this purpose-built two-bedroom apartment with stunning direct river views. Set on the very popular St Marys Island with its local amenities, and very good road links via the nearby A2 to London and the coast, this property would make the ideal first purchase or Buy-to-Let investment property. Whereas the nearby Chatham town center provides a comprehensive selection of shops and services.

Tenure Leasehold - Lease Term: 999 years from Jan 2000 (circa 974 left), Ground Rent: £25 p/a, Service Charge: We have been advised by the seller that the current service charge is £1,300 per annum. All information is to be verified by your solicitor.

Benefits include: Two double bedrooms, a good-sized living room with door to a fitted kitchen with built-in appliances (gas hob, electric oven, washing machine, and fridge freezer), bathroom with white suite, double glazing, gas central heating, built-in storage and balcony. Externally the property benefits from an allocated car port for parking. Offered VACANT with NO FORWARD CHAIN.

#### Entrance Hall

#### Bedroom One

11'9 x 9'3 (3.58m x 2.82m)

#### Living Room

16'11 x 11'8 (5.16m x 3.56m)

#### Balconey

18'8 x 2'6 (5.69m x 0.76m)

#### Fitted Kitchen

10'2 x 7'3 (3.10m x 2.21m)

#### Bedroom Two

10'2 x 9'5 (3.10m x 2.87m)

#### Bathroom

8'5 x 6'5 at widest points (2.57m x 1.96m at widest points)

#### Covered Parking

**Tenure: LEASEHOLD**

**Council Tax: Band D**

**Service Charge: £1,300 p/a**

**Lease: 999 years from 2000**







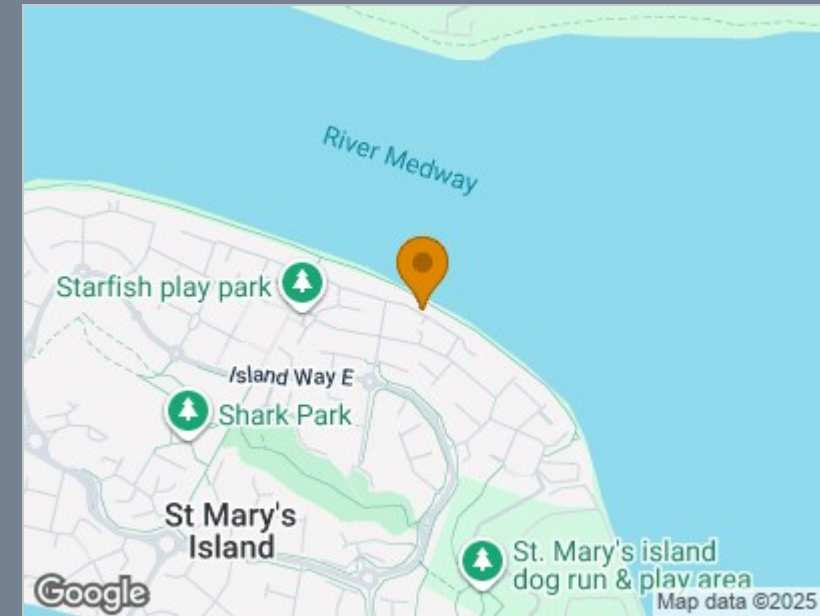


## First Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



Total area: approx. 54.5 sq. metres (586.9 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>	74	76
(55-68) <b>D</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.

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