THE HOMES GROUP

Goldcrest Drive, Chatham, ME4 3RN

Offers in excess of £230,000 Leasehold

2 1 1 C

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)

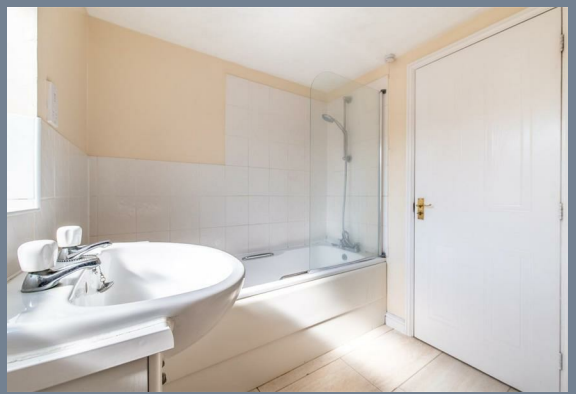
Covered Parking

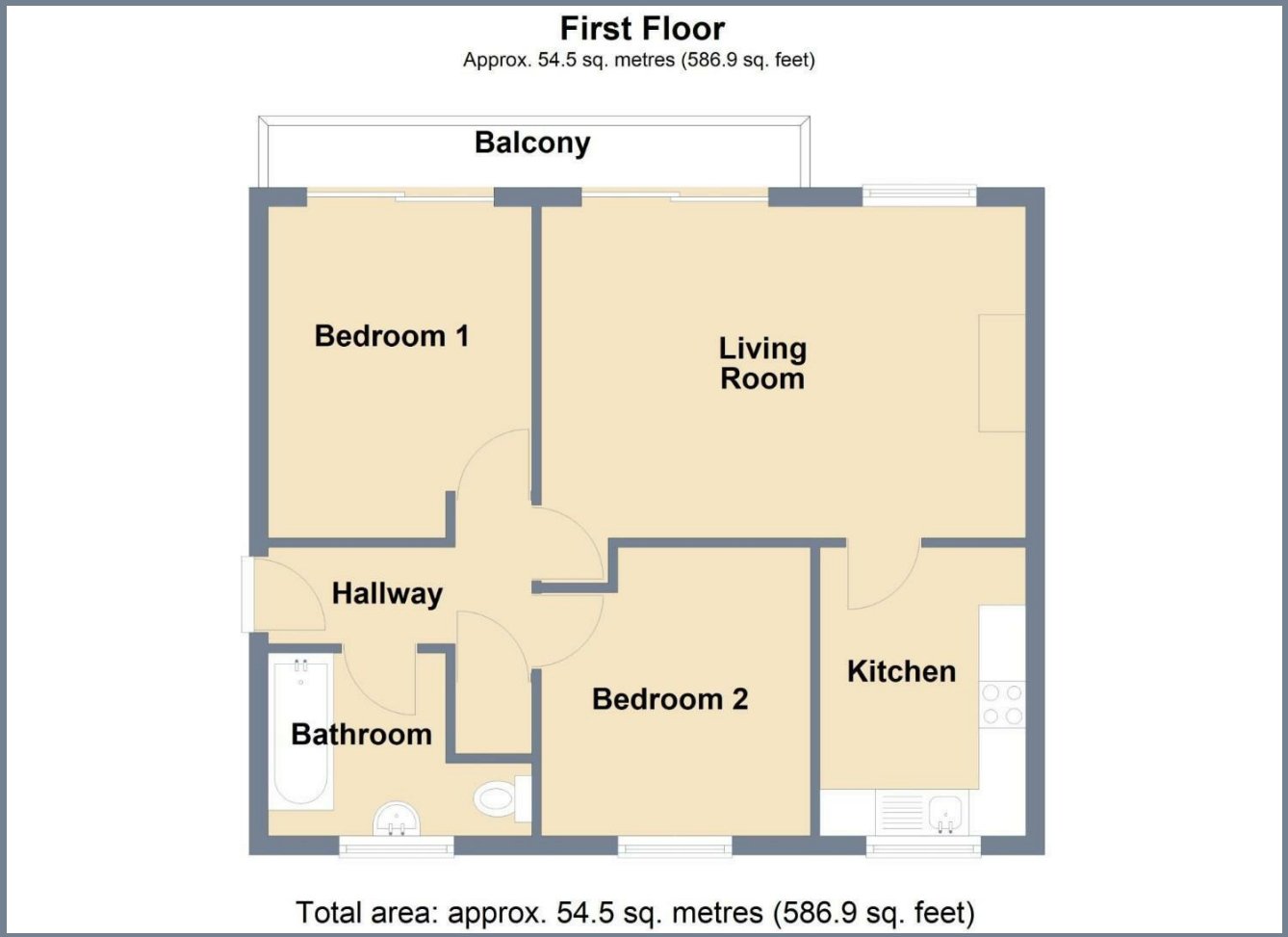
Tenure: LEASEHOLD

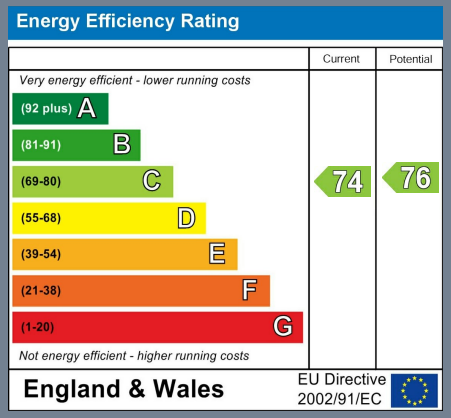
Council Tax: Band D

Service Charge: £1,300 p/a

Lease: 999 years from 2000







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

The Bridge Nucleus Brunel Way, Dartford, Kent, DA1 5GA
T: 01322 875000 | E: info@thehomesgroup.co.uk
thehomesgroup.co.uk