

## £52,500 Shared Ownership

Maritime House, Ocean Drive, Gillingham, Kent ME7 1GS



- Guideline Minimum Deposit £5,250
- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- South-East-Facing Balcony
- Guide Min Income Dual £23.3k | Single £28.3k
- Approx. 502 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Permit Parking

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 30% share. Full market value £175,000). This smartly-presented apartment is on the second floor of a recently-constructed development very close to Gillingham Marina. The property has a twenty-two-foot reception room with wood flooring and an open-plan kitchen area featuring attractive units and integrated appliances. A glazed door leads out onto a south-east-facing balcony overlooking the communal garden. There is a spacious bedroom with built-in wardrobe, a stylish bathroom and a large hallway storage/utility cupboard. Well insulated walls, modern double glazing and a communal heating and hot water system all contribute towards a very good energy-efficiency rating. The apartment comes with a parking permit for use within the development. There is a supermarket just minutes away and Gillingham town centre and railway station are within reasonable walking distance or a brief cycle ride.

**Housing Association:** Orbit.

**Tenure:** Leasehold (125 years from 01/10/2019).

**Minimum Share:** 30% (£52,500).

**Shared Ownership Rent:** £376.91 per month (subject to annual review).

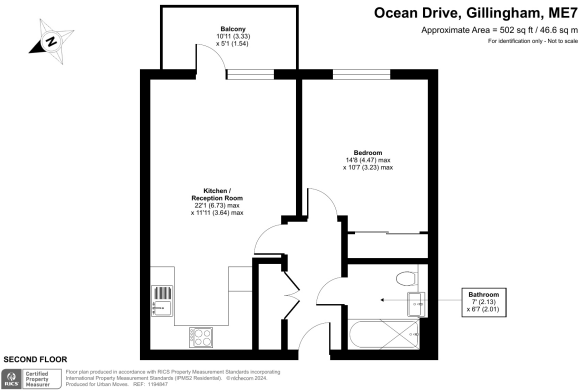
**Service Charge:** £184.69 per month (subject to annual review).

**Ground Rent:** £160.00 for the year.

**Guideline Minimum Income:** Dual - £23,300 | Single - £28,300 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Medway Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

22' 1" max. x 11' 11" max. (6.73m x 3.63m)

#### Kitchen

included in reception measurement

#### Balcony

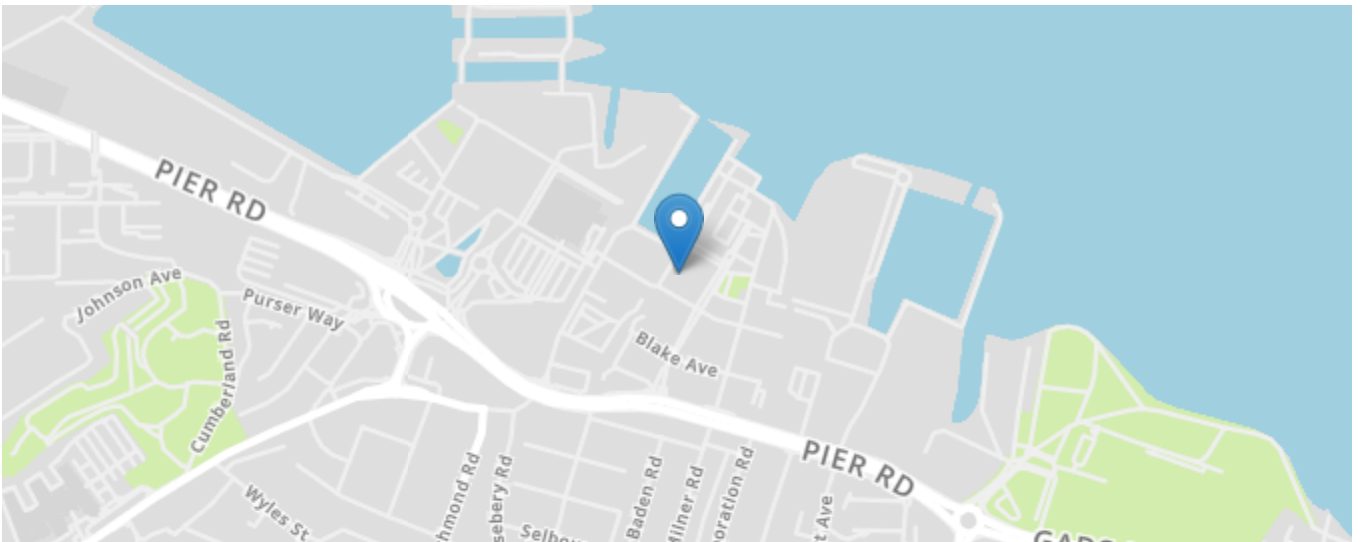
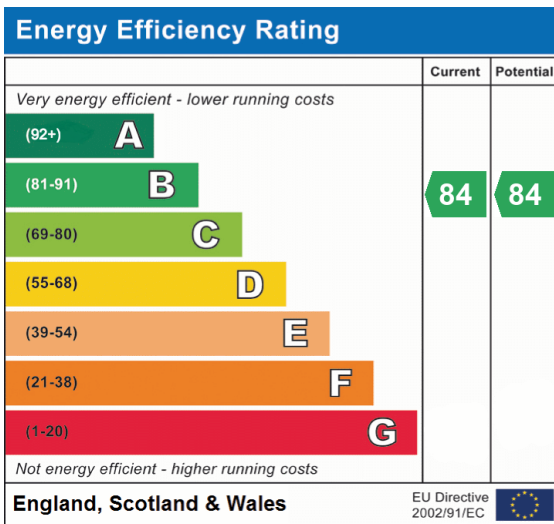
10' 11" x 5' 1" (3.33m x 1.55m)

#### Bedroom

14' 8" max. x 10' 7" max. (4.47m x 3.23m)

#### Bathroom

7' 0" x 6' 7" (2.13m x 2.01m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.