

# Seekers

SALES • LETTINGS

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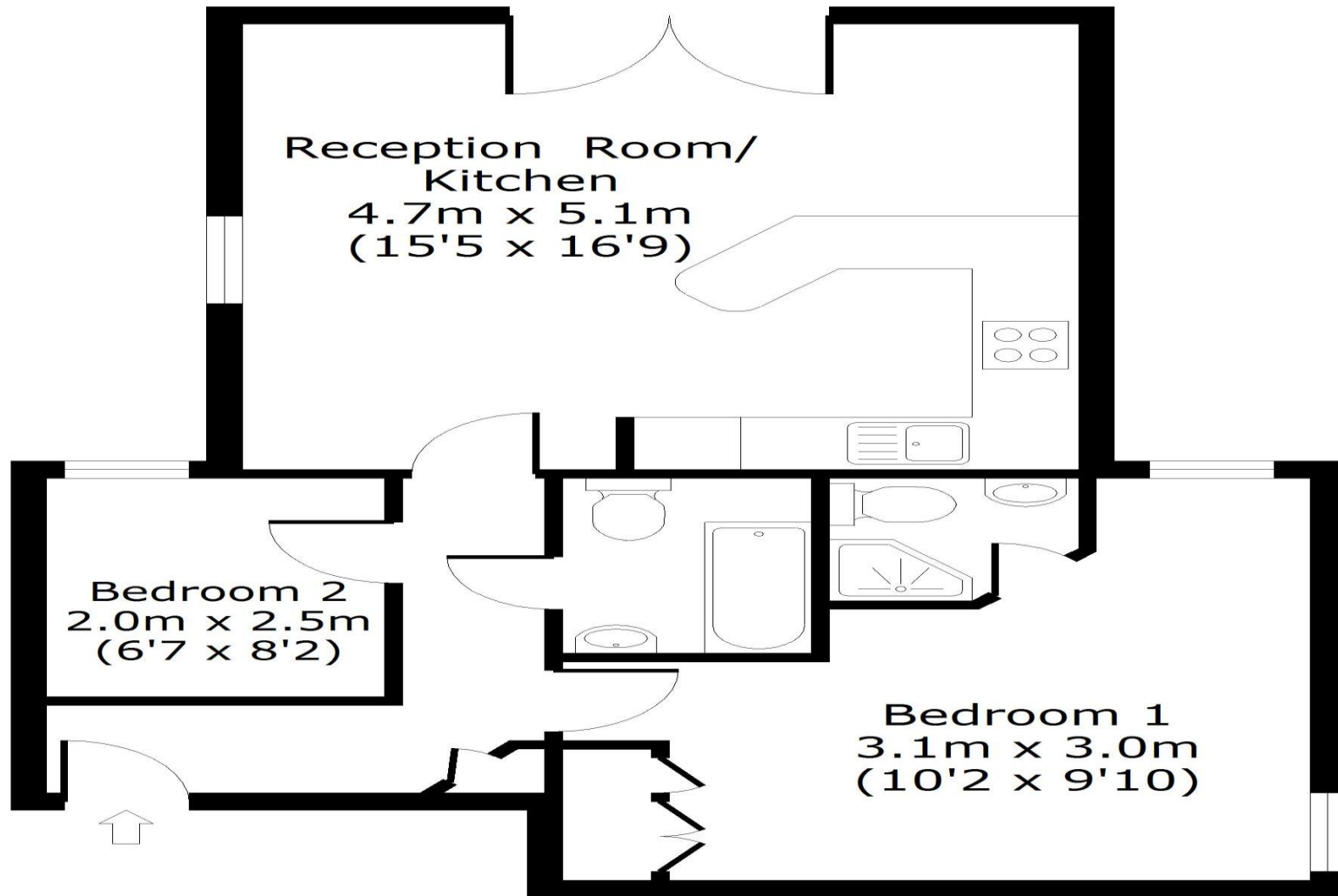
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## FOR SALE

# Ground Floor

Approx. 54.2 sq. meters  
(583 sq. feet)



Total area: approx. 54.2 sq. meters (583 sq. feet)  
For illustration purposes only - not to scale

Property Description	Key Features	Room Dimensions
<p>One of the sought after, ground floor apartments within the stylishly designed but historic building but a modern internal decor of Estuary Reach. You will instantly feel safe and secure on entering Estuary Reach due to it being set behind secure electronic gates.</p> <p>With its sociable layout, the apartment allows for family gatherings to flourish in the spacious, open plan kitchen/lounge. The kitchen includes built in appliances with the lounge area having two windows and French Doors, allowing light to bounce around the room. Further accommodation includes a generously sized main bedroom that has an en-suite shower room. There is a second bedroom and a family bathroom.</p> <p>The delightful village of Brompton where Estuary Reach is situated is in close proximity of The Historic Dockyard that benefits from shops in abundance. The area is serviced by pubs, shops and leisure facilities.</p> <p>Commuters would be wise to consider this area as it is in close proximity to the main town, train stations, college campuses and within easy access of the Medway Tunnel and M2.</p> <p>This is an ideal property for first time buyers, a single occupant or an investor. Seekers have previously rented this property out and always has had plenty of interest. Medway Council tax band 'B' EPC Rating C Service Charges and Ground Rent Apply</p>	<ul style="list-style-type: none"> <li>● EPC RATING C</li>   <li>● EN-SUITE TO MAIN BEDROOM</li>   <li>● ALLOCATED PARKING SPACE</li>   <li>● SECURE GATED COMMUNITY</li>   <li>● CLOSE BY TO SHOPS AND FACILITIES</li>   <li>● VACANT POSSESSION</li> </ul>	<p>Kitchen / Reception Room - 4.7m x 5.1m (15'5 x 16'9)</p> <p>Bedroom - 3.1m x 3.0m (10'2 x 9'10)</p> <p>Bedroom - 2.0m x 2.5m (6'7 x 8'2)</p> <p>Bathroom</p> <p>All measurements are approximate and should not be used for any other purposes.</p>

