01634 379 799

www.harrisonsreeve.com









2, Whiffens Avenue, , ME4 4SY
£140,000

- 4TH FLOOR MODERN APARTMENT WITH SECURE GATED ENTRANCE
- FIRST TIME BUYERS ONLY UNDER THE FIRST HOMES SCHEME
- 1 PARKING SPACE IN COMMUNAL CAR PARKING AREA
- SERVICE CHARGE £1,800 P.A; PEPPERCORN GROUND RENT
- 996 YRS REMAINING ON LEASE
- BALCONY WITH VIEWS ACROSS THE RIVER MEDWAY
- MEDWAY COUNCIL TAX BAND "B", EPC RATING "B"
- APPROX 503 SQ FT (INC BALCONY)
- OPEN PLAN LIVING ACCOMMODATION

* FIRST TIME BUYERS ONLY - UNDER THE FIRST TIME SCHEME*

Nestled in the central location of Whiffens Avenue, Chatham, this delightful modern apartment offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The apartment features a welcoming reception room, providing a warm space for relaxation or entertaining guests with a balcony overlooking the surrounding area.

The bathroom is thoughtfully designed, ensuring both functionality and style. This apartment is situated in a location that boasts easy access to local amenities, making daily life a breeze. Whether you are commuting to work or enjoying the vibrant local community, this property serves as an excellent base.

With its appealing layout, prime location and gated entrance, this apartment on Whiffens Avenue presents a wonderful opportunity for those looking to embrace a comfortable lifestyle in Chatham. Do not miss the chance to make this charming space your new home.

Entrance Hall

Bathroom

Bedroom

Open Plan Lounge/Kitchen

AML Charges
By law, move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once and offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

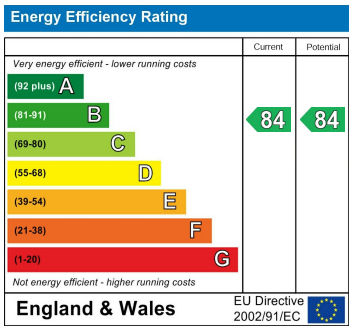
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.
Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

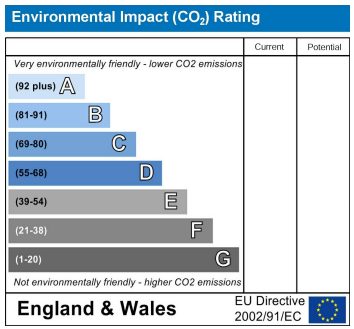












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GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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