

## Buckley house, Khartoum Walk, Chatham, ME4 4GU

- 2 Bedroom Flat
- Modern Kitchen With Integrated Appliances
- Balcony
- One Permitted Parking Space
- Master Bedroom with Built In Wardrobe
- Family Bathroom & En Suite
- Lift Access
- Close Proximity to Local Amenities

**40% Shared ownership £120,000**



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## DESCRIPTION

40% SHARED OWNERSHIP

Welcome to Buckley House, a charming two-bedroom flat located on Khartoum Walk in the vibrant town of Chatham. This modern residence offers a delightful living experience, perfect for individuals or small families seeking comfort and convenience.

As you step inside, you will be greeted by a stylish modern kitchen, complete with integrated appliances that make cooking and entertaining a pleasure. The open-plan design allows for a seamless flow between the kitchen and living areas, creating a warm and inviting atmosphere.

The flat boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The master bedroom features an en-suite bathroom, ensuring privacy and convenience, while the additional bathroom serves the second bedroom and guests alike.

One of the standout features of this property is the great balcony aspect, offering a lovely outdoor space to enjoy fresh air and views. It is an ideal spot for morning coffee or evening relaxation.

Situated close to shops and amenities, Buckley House provides easy access to everything you need for daily living. Whether you are looking for local cafes, supermarkets, or recreational facilities, you will find them just a short stroll away.

In summary, this two-bedroom flat in Buckley House is a wonderful opportunity for those seeking a modern and convenient lifestyle in Chatham. With its appealing features and prime location, it is sure to attract interest from prospective buyers or renters alike. Do not miss the chance to make this delightful property your new home.

Services: Mains electricity and mains drainage

Flood Risk: Very low Less than 0.1% chance of a flood each year.

Broadband: Sped 360 Mbps

Superfast broadband Max Upload 1000 Mbps

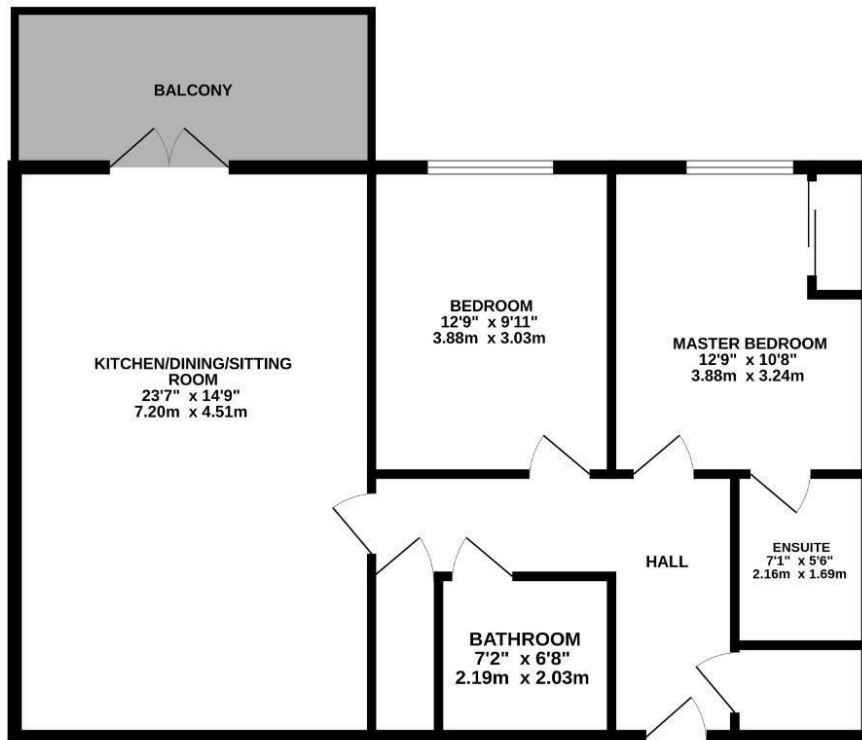
**Ground Rent: £0.00**

**Annual service charge: £1296.36**

**Rent Per Month: £644.41 ( Inc. Service charge, Management fees & Building Insurance)**







TOTAL FLOOR AREA : 835 sq ft. (77.6 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 misstatement. 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 is given as to their operability or efficiency can be given.  
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### Viewings

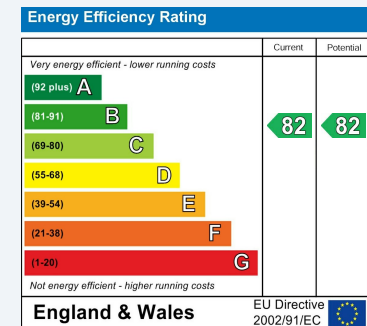
Please contact [Maidstone@hunters.com](mailto:Maidstone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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