



**Theodore Place, Gillingham ME7 5TL**

**£1,200 Per Calendar Month**

CR Real Estate are pleased to offer to the market this modern two bedroom property close to Gillingham town centre and train station. On the ground floor the property offers a good size lounge, modern fitted kitchen and utility area including electric oven and hob, fridge freezer and washing machine! There is also the family bathroom on the ground floor and a small courtyard area. On the first floor you will find two double bedrooms. The additional benefits include , driveway, basement room for extra storage space, double glazing, and within easy access to local amenities. This property is available NOW so call us to arrange your viewing!

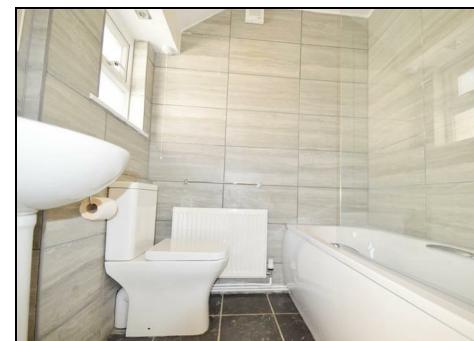
CR Real Estate are part The Ombudsman Redress Scheme and are a member of the Propertymark Client Money Protection Scheme. Tenant deposits are protected by the Tenancy Deposit Scheme. For more information, please contact us.

Client Money Protection is provided by: Client Money Protect. Scheme Ref: CMP004209  
 Independent redress is provided by: The Property Ombudsman (TPO). Membership Number: E01687



| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         |   |
| (81-91) B                                   |                         |   |
| (69-80) C                                   |                         |   |
| (55-68) D                                   |                         |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |
| (92 plus) A   |                         |   |
| (81-91) B   |                         |   |
| (69-80) C   |                         |   |
| (55-68) D   |                         |   |
| (39-54) E   |                         |   |
| (21-38) F   |                         |   |
| (1-20) G  |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |



**ESTATE AGENCY : REDEFINED**



 ClientMoney  
Protect

 The Property  
Ombudsman

 DPS  
Deposit  
Protection  
Service