



**Gregory Close**  
Gillingham | ME8 9LJ



# Gregory Close , Gillingham, ME8 9LJ

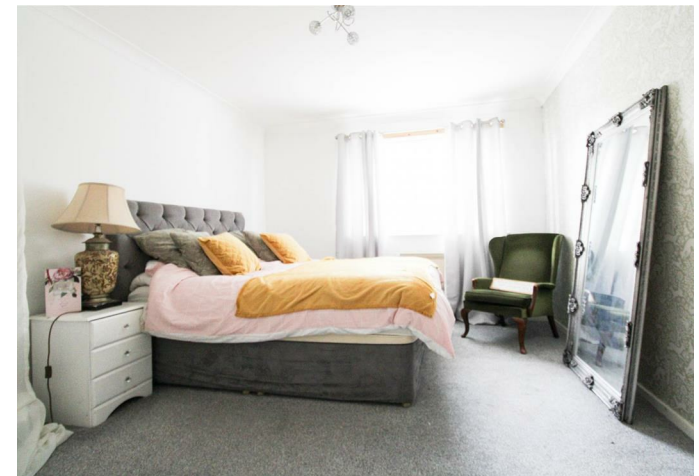
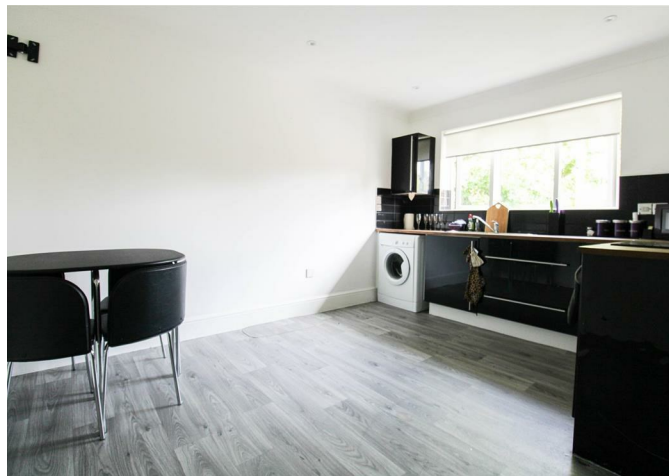
CR Real Estate are delighted to offer for sale this spacious, top floor apartment offered to the market with NO ONWARD CHAIN. This property will benefit from a new 150 year Lease!.

Internal benefits include a spacious living area, two bedrooms, modern kitchen/diner and a shower room. The property has been updated throughout and we feel this would be a great first time purchase. Externally there is communal parking and a garage en bloc.

Please call us now to arrange your appointment to view.

- Two Bedroom Apartment
- Modern Decor Throughout
- Communal Parking & Garage En Bloc
- No Onward Chain
- Popular Location
- Ideal First Time Buy
- Spacious Living Accommodation
- Council Tax Band B

£200,000





Entrance Hall

Living Room

17'4 x 12'11 (5.28m x 3.94m)

Kitchen/Breakfast Room

12'11 x 10'0 (3.94m x 3.05m)

Shower Room

7'0 x 6'0 (2.13m x 1.83m)

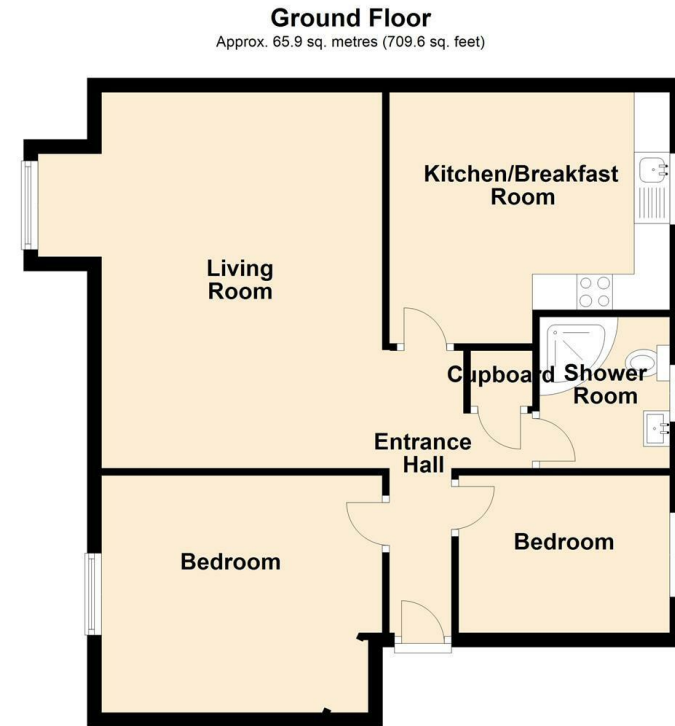
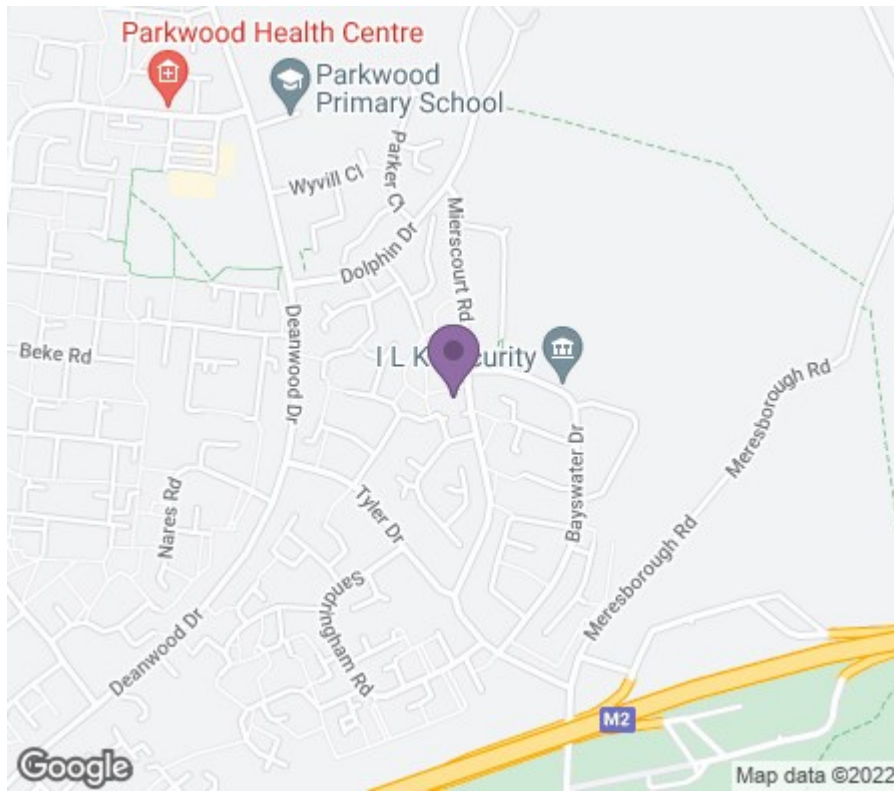
Bedroom

12'11 x 10'11 (3.94m x 3.33m)

Bedroom

9'9 x 7'1 (2.97m x 2.16m)





Total area: approx. 65.9 sq. metres (709.6 sq. feet)



**REAL ESTATE**  
ESTATE AGENCY : REDEFINED

18 - 20 High Street  
Gillingham  
Kent  
ME7 1BB

**01634 570057**

[www.crralestate.co.uk](http://www.crralestate.co.uk)  
[twitter.com/CRRealEstateUK](https://twitter.com/CRRealEstateUK)  
[facebook.com/CRRealEstateUK](https://facebook.com/CRRealEstateUK)



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 74        |

| 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 |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.