



## Flat 18, Newark Court Gun Lane

Strood ME2 4UH

**Offers Over £180,000**



3



2



1



C

**CHAIN FREE.** Located on Gun Lane in Strood, this split level purpose-built flat is a hidden gem waiting to be discovered. Boasting 1 reception room, 3 bedrooms, and 2 bathrooms spread across 2 floors, this property offers ample space for comfortable living.

One of the standout features of this property is its convenient location, with easy walking access to Strood station and the town centre. Imagine the ease of commuting or enjoying the local amenities without any hassle.

Step inside to discover a deceptively large interior arranged over three floors. The ground floor welcomes you with a good-sized fitted kitchen, a spacious lounge/diner, and a convenient cloakroom. Moving to the first floor, you'll find three generous bedrooms and a family bathroom, providing a perfect retreat for the whole family.

Outside, a communal garden offers a tranquil space, while parking is available at the rear for added convenience. With an EPC rating of C and council tax band B, this property is not only charming but also efficient.

It's worth noting that there are 86 years remaining on the lease, with a ground rent of £10 per year and a monthly service charge of £69. Don't miss out on this fantastic opportunity to own a piece of Strood - book a viewing today and envision the possibilities that await in this lovely flat on Gun Lane.



## Area Map



## Floor Plans



**Approximate total area<sup>®</sup>**  
863.05 ft<sup>2</sup>  
80.18 m<sup>2</sup>

**Reduced headroom**  
8.13 ft<sup>2</sup>  
0.76 m<sup>2</sup>

(1) Excluding balconies and terraces

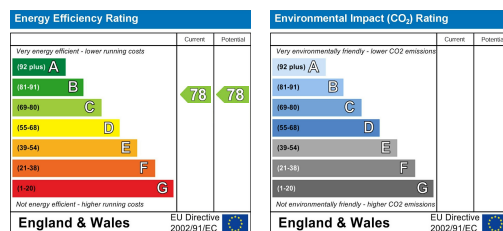
Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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