



# 59 Conqueror Drive

Gillingham ME7 2WP

**Offers Around £185,000**



**NO CHAIN!!!**

Set in the desirable area of Gillingham, this splendid top-floor flat on Conqueror Drive offers a perfect blend of comfort and convenience. The property boasts a convenient entrance area leading to the hallway where you will find a spacious double bedroom, a well-appointed full bathroom, and an inviting open-plan kitchen that seamlessly flows into the lounge diner, creating an ideal space for both relaxation and entertaining. One of the standout features of this apartment is the generous loft, which spans the entire length of the property, providing ample storage solutions for your belongings. The flat is further enhanced by allocated parking for one vehicle, ensuring that you have a dedicated space in this bustling area. Residents can enjoy the benefits of a communal garden, perfect for unwinding outdoors. The property falls under council tax band B and has an EPC rating of C, making it an energy-efficient choice for prospective buyers or renters. With an annual service charge of £2,951.69 and a ground rent of £250 per year, this flat is well-maintained and offers a comfortable living experience. Additionally, the bi-annual amenity service charge and reserve fund contribute to the upkeep of communal areas, ensuring a pleasant environment for all residents. With 108 years remaining on the lease, this property presents a secure investment opportunity. Conveniently located close to a variety of amenities, including the Medway Tunnel and local shops, this flat is perfect for those seeking a vibrant lifestyle in Gillingham. Whether you are a first-time buyer or looking to downsize, this charming apartment is not to be missed.



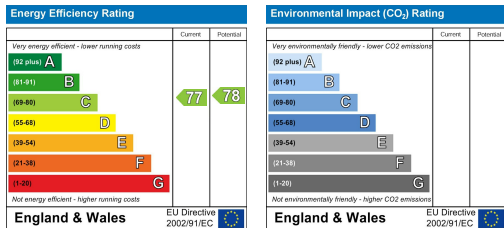
## Area Map



## Floor Plans



## Energy Efficiency Graph



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