



Flat 3, Montague House Merlin Way, Gillingham, ME7 4JP

Situated in the area of Merlin Way, Gillingham, this delightful one-bedroom top floor flat is available for rent from mid-September 2026. Spanning an inviting amount of square feet, this property offers a comfortable living space ideal for individuals or couples seeking a modern home. Upon entering, you will find a secure communal entrance equipped with a door entry system, ensuring peace of mind. The internal entrance hall leads you into a spacious lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen breakfast room provides a lovely space for culinary adventures and casual dining. The double bedroom is generously sized, offering a tranquil retreat at the end of the day. The flat also features a well-designed bathroom, catering to all your needs. Additionally, the property includes parking for one car, a valuable asset in this bustling area. To secure this lovely flat, a minimum income of £31,500 is required, along with one month's rent in advance and a five-week deposit of £1,211. This property presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a convenient location. Don't miss your chance to make this charming flat your new home.

£1,050 Per Calendar Month

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk <https://www.medwaymortgageshop.co.uk>

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