



## 2 Barfleur Manor Middle Street

Gillingham ME7 5RW

**Offers Around £190,000**



Nestled in the heart of Gillingham on Middle Street, this charming purpose-built flat offers a delightful living experience. Spanning an impressive 657 square feet, the property features two generously sized double bedrooms, making it ideal for couples, small families, or those seeking a comfortable space to call home. The flat boasts a modern kitchen and bathroom, ensuring that all your daily needs are met with style and convenience. The spacious lounge/diner is perfect for relaxation or entertaining guests, and it opens onto a lovely balcony, providing a pleasant outdoor space to enjoy the fresh air.

Built in 1955, this property has been well-maintained and is offered with no forward chain, allowing for a smooth and hassle-free purchase. The minimal ground rent and reasonable service charge of £800 per year make this flat an attractive option for both first-time buyers and investors alike. With 179 years remaining on the lease, you can enjoy peace of mind regarding your investment.

Parking permits are available, adding to the convenience of this property. Its prime location places you close to the Dockside Outlet, which features a variety of shops and restaurants, perfect for leisurely outings. Additionally, the Medway Tunnel provides easy access to the A2 and M2 motorways, making commuting a breeze. This flat is a wonderful opportunity to secure a modern and comfortable home in a vibrant area. Don't miss your chance to view this delightful property.


Council tax band A, epc rated C



## Area Map



## Floor Plans



**Approximate total area<sup>(1)</sup>**  
632.6 ft<sup>2</sup>  
58.77 m<sup>2</sup>

**Balconies and terraces**  
43.27 ft<sup>2</sup>  
4.02 m<sup>2</sup>

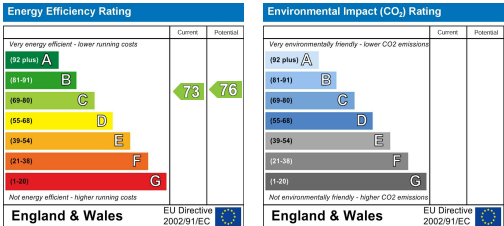
(1) Excluding balconies and terraces.

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.

GIRAFFE360

## Energy Efficiency Graph



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