



14 Kestrel House Marlborough Road Gillingham, Kent, ME7 5HH

GREENLEAF PROPERTY SERVICES are pleased to offer this spacious purpose built apartment being sold with tenant in situ. The accommodation comprises of a good size lounge/dining room with integrated kitchen, good size double bedroom and bathroom W/C. The property benefits from double glazing and allocated parking.

The property is conveniently located within a short walk of Gillingham train station with regular services to London. The Medway Hospital, and the high street with its extensive range of shops, cafes and restaurants are all nearby, as are local schools for all age groups. With A2/M2/M20/M25 road links a short drive away also, we recommend viewing at your earliest convenience to avoid disappointment

Council Tax Band A. EPC Grade D
Share of Freehold/ Lease 956 years/ Maintenance Charge £1640 P.A.

Offers Over £130,000

14 Kestrel House Marlborough Road

Gillingham, Kent, ME7 5HH



- INVESTMENT OPPORTUNITY
- ALLOCATED PARKING
- EPC GRADE D
- TENANT IN SITU
- DOUBLE GLAZING
- COUNCIL TAX BAND A
- ONE BEDROOM
- CLOSE TO TOWN CENTRE AND MAINLINE STATION

Entrance Hall

Lounge/Dining Room/Kitchen

23'7" x 9'3" (7.2 x 2.82)

Bedroom

12'2" x 11'2" (3.73 x 3.41)

Bathroom W/C

7'8" x 4'10" (2.36 x 1.49)

Allocated Parking

For one car.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied

upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Agents Note

Greenleaf work closely with

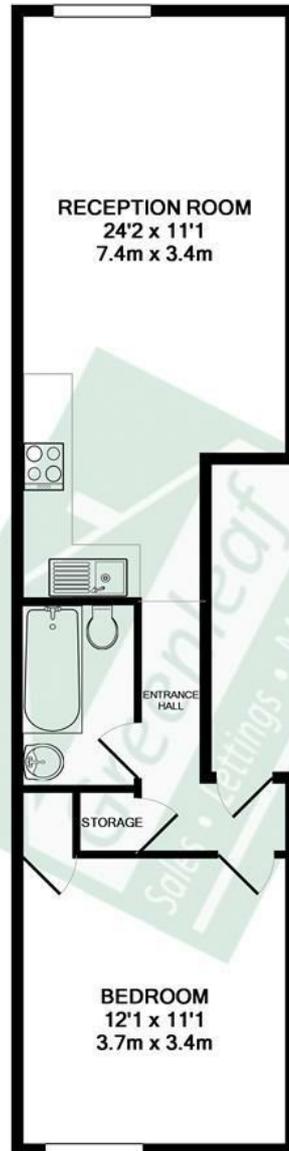
qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



Directions

Tel: 01634730672





TOTAL APPROX. FLOOR AREA 473 SQ.FT. (44.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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 <small>Not energy efficient - higher running costs</small>		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 <small>Not environmentally friendly - higher CO₂ emissions</small>	
	59		70
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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