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selling and letting properties



Shaftesbury Road
Gillingham

Asking Price
£80,000

A delightful studio apartment offering well-proportioned accommodation perfect for a first-time buyer, an investment opportunity, or for those looking to downsize in their leisure years. The property is presented to the market with the bonus of no onward chain and with a share of freehold, so you can enjoy a sense of ownership and stability. The property is situated within easy reach of the town centre and mainline train station. The town provides a selection of shops and supermarkets, doctor and dentists surgeries and schooling for all ages plus a leisure centre.

The Apartment has been enjoyed by the seller for over twenty five years. During this time it has benefitted from new windows and decoration throughout. There are excellent storage options that offer practicality and convenience for your belongings. The apartment has an allocated parking space for one vehicle, right by the front door and ensures that you always have a place to park. The communal gardens provide a lovely outdoor space to relax and enjoy the fresh air.

Don't miss out on the opportunity to make this property your own and add your personal touch. Book a viewing now, to avoid missing out on the opportunity to be the next owner.

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The Property

Accommodation

Inside

You can access the property via the communal entrance hall and up the stairs. Number eight will be found on the right hand side. Upon entering the property there is an entrance hall with doors to the sitting room/bedroom, kitchen and bathroom. The kitchen is well equipped with a good amount of cupboards, drawers and work top space. There is a sink and drainer board, along with a washing machine and space for an oven. The combination boiler is housed in the kitchen which has been serviced annually. There is a good size living room which works as a combined bedroom, sitting and dining room. It enjoys a sunny aspect from the double aspect windows and is also private. The bathroom has a bath with an overhead shower, pedestal wash hand basin and a low level WC.

Outside

Garden

Although there is no private garden specifically attached to the flat,

maintained by a visiting gardener, and offer scope for small plants or flower pots if desired. There is a grassed area from the parking.

Parking

The allocated parking space is accessed under the arch and to the right and is located by the path to the front door.

Useful Information

Energy Efficiency Rating C

Council Tax Band A

uPVC Double Glazing Throughout

Gas Fired Central Heating from a Combination Boiler

Leasehold - Share of Freehold

Term of Lease - 88 years

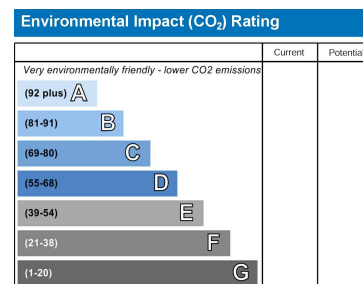
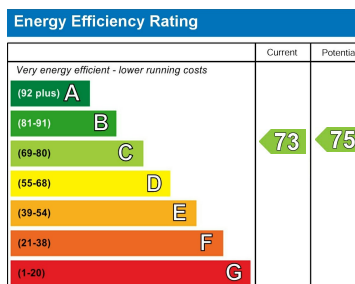
Ground Rent and Maintenance - £240.78 per annum

approx and includes building insurance

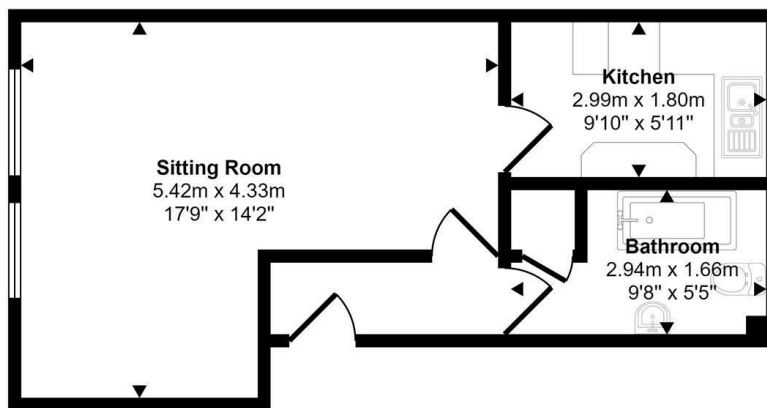
Directions

From the Gillingham Office

Leave the office heading towards Shaftesbury. The property will be found on the right hand side, just before the second set of lights - crossroads with Hine Close and Rookery Close. Postcode SP8 4LU



Approx Gross Internal Area
33 sq m / 354 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER: 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 or

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