



Connells

King Edmund Court
Gillingham



Property Description

Offered with no onwards chain this well presented two bedroom retirement cottage offers favourable living space, with a living room/dining room perfect for hosting family and friends, a fitted kitchen with a variety of wall and base units, and a downstairs shower-room for convenience to the homeowners. On the first floor the property boasts two double bedrooms with a family bathroom and storage space. The property offers sliding doors from the living room into the communal garden for all to enjoy and is regularly maintained and surrounds the complex. The property benefits from ample storage, including multiple cupboards on both floors and a single garage to enjoy. This property is incredibly unique so please call today to book your viewing and avoid missing out!

Entrance Hall

The entrance into the property has a double glazed window to the front of the property. There is an electric heater panel.

Lounge

17' 11" x 14' 4" (5.46m x 4.37m)

There is a double glazed window to the rear of the property. There is a double glazed patio door to the rear garden. The lounge houses the electric panel heater and there is a TV point.

Downstairs Shower Room

The downstairs shower room has a WC and a wash hand basin. There is a shower cubicle, a heated towel rail and an extractor fan.

Kitchen

9' x 8' 9" (2.74m x 2.67m)

The fitted kitchen has both wall and base a double glazed window to the front of the property. There is a 1 bowl stainless steel sink. The base units have work surfaces. There is an electric oven and an electric hob as well as a built in fridge freezer. There is plumbing and space for a washing machine. The kitchen has a wall mounted electric panel heater.



First Floor

Landing

The landing has a window to the front of the property. There is a large storage and airing cupboard. The landing offers loft access.

Bedroom 1

9' 8" x 12' 1" (2.95m x 3.68m)

There is a double glazed window to the rear of the property. The bedroom has a wall mounted electric heater.

Bedroom 2

12' 4" x 7' 10" (3.76m x 2.39m)

There is a double glazed window to the rear of the property. The bedroom has an electric panel heater.

Bathroom

The part tiled first floor bathroom has a double glazed window to the front of the property. There is a shower and a bath. The bathroom has a WC and a wash hand basin. The bathroom has a wall mounted electric panel radiator and an extractor fan.

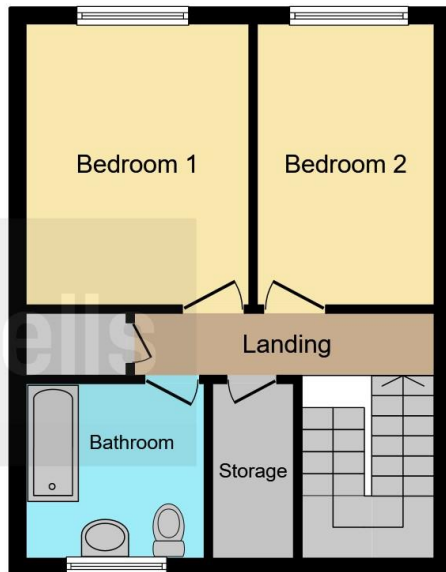
Rear Garden

In the rear garden there is a private patio which opens to the communal area. There is sliding doors from the lounge with a step down to the communal lawn space. The rear communal area wraps around the retirement complex.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/GIL305477

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GIL305477 - 0017