



Connells

7 Oake Woods
Gillingham



Property Description

Connells are excited to introduce to the market this well-presented two bedroom, ground floor apartment. The property comprises of an entrance hall which houses a phone intercom, allowing for complete security of the property. The lounge is an irregular shaped dual aspect room ensuring the room is bright and inviting for guests to relax. The fitted kitchen has both wall and base units offering plenty of storage space. The master bedroom has an integrated wardrobe space as well as a TV point and the second double bedroom also has a TV point. The part tiled bathroom offers a bath with an overhead shower as well as a WC and wash hand basin.

The property is located in Oake Woods, it has beautiful countryside views. It is just a short walk from the town centre where you will find supermarkets, independent shops, leisure centre, GP surgeries, library, cafes and restaurants, dentists and mainline train station (direct trains to London).

Entrance Hall

The entrance into the property has a smoke detector, a night storage heater, a phone intercom, a storage cupboard with the fuse box, a door to the bathroom and a door to the airing cupboard.

Lounge

16' 4" x 16' 10" (4.98m x 5.13m)

The lounge has two double glazed windows, one to the side of the property and one to the rear. It has a TV point and a night storage heater. It is an irregular shaped, dual aspect room.

Kitchen

6' 9" max x 8' 6" (2.06m max x 2.59m)

The part tiled kitchen has a double glazed window to the rear of the property. It has both wall and base units, a one and a half bowl sink and drainer, an electric oven with an electric hob and a cooker hood. It has space for a fridge freezer and a washing machine,



Bedroom 1

8' 10" x 12' 2" max (2.69m x 3.71m max)

The first bedroom has a double glazed window to the rear of the property. It has a built in wardrobe, a TV point and an electric heater.

Bedroom 2

8' 11" x 10' 7" (2.72m x 3.23m)

The second bedroom has a double glazed window to the side of the property. It has a TV point and an electric heater.

Bathroom

The part tiled bathroom has a bath with an overhead shower, an electric heated towel rail, an extractor fan, a medicine cabinet, a WC and a wash hand basin.





To view this property please contact Connells on

T 01747 821 791

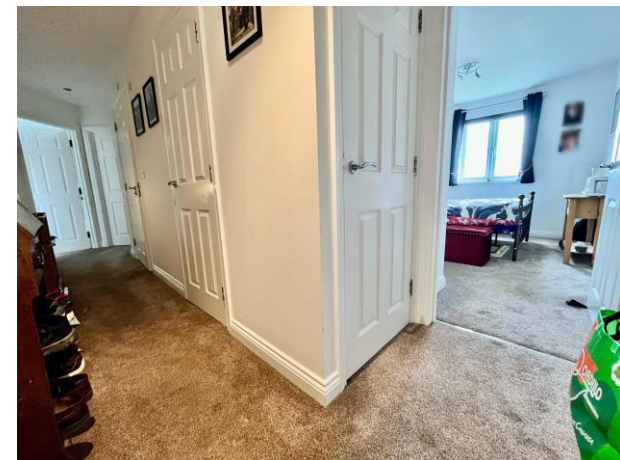
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EPC Rating: C

[view this property online connells.co.uk/Property/GIL305711](http://connells.co.uk/Property/GIL305711)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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