





Property Description

Connells present this exciting opportunity to purchase a recently refurbished and well-positioned 2-bedroom first-floor apartment offered to the market with no forward chain. This property is located on a no through road and on the river side of Cavalier Way which means that the property backs out onto a natural landscape and isn't bothered by passing traffic. It's also a short walk to Cale Park, which is a beautiful area. There is plenty of off-street parking available and the property itself is presented in an immaculate condition. The fitted kitchen is adorned with integrated appliances making this a superior option and an absolute must view. CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

Entrance Hall

The entrance hall has a smoke alarm, loft hatch, airing cupboard and the consumer unit.

Lounge

13' 8" max x 11' 6" max (4.17m max x 3.51m max)

The lounge has two double glazed windows to the rear of the property. It has a TV and internet point as well as an infrared heater.

Kitchen / Breakfast Room

13' 7" max x 7' 4" max (4.14m max x 2.24m max)

The kitchen / breakfast room has two double glazed windows to the rear of the property and a double glazed, frosted window to the side of the property. It has both wall and base units, a sink and drainer, an infrared heater, integrated fridge freezer, double oven, washing machine and induction hob and an extractor hood.

Bedroom 1

10' 5" max x 8' 2" max (3.17m max x 2.49m max)

Bedroom 1 has two double glazed windows to the front of the property as well as an infrared heater and floor to ceiling cabinets.

Bedroom 2

10' 5" max x 8' 7" max (3.17m max x 2.62m max)

Bedroom 2 has two double glazed windows to the front of the property.

Bathroom

The tiled bathroom has a double glazed frosted window to the side of the property. It has an L-shaped bath with an overhead shower, a WC, hand wash basin, base cabinets, heated towel rail and an extractor fan.

Parking

The property has an allocated parking space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: C

view this property online connells.co.uk/Property/GIL306059

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 1991. 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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