





Property Description

Connells are excited to introduce to the market this well-presented two bedroom, first floor apartment. The property comprises of an entrance hall which houses a phone intercom, allowing for complete security of the property. The lounge offers a large amount of space and 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 two separate double integrated wardrobes as well as an en suite shower room and the second double bedroom also has integrated wardrobe space. 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). Don't miss out on this property - Call Connells today to book your viewing!

Entrance Hall

The entrance hall has a smoke alarm, telephone point, electric heater, an airing cupboard, integrated storage cupboard and an intercom system.

Lounge

13' 10" x 15' 8" max (4.22m x 4.78m max)

The lounge has two double glazed windows to the front of the property, an electric heater and two TV points.

Kitchen

10' 8" x 7' 2" max (3.25m x 2.18m max)

The kitchen has a double glazed window to the rear of the property. It has both wall and base units, an electric oven, induction hob, extractor fan, a one and a quarter bowl sink and drainer as well as space and plumbing for white goods.



Bedroom 1

12' 7" max x 10' 3" (3.84m max x 3.12m)

Bedroom 1 has a double glazed windows to the side of the property. It has two sets of integrated double wardrobes and an electric heater.

En Suite

The en suite has double glazed, frosted window to the side of the property. It has a WC, hand wash basin, shower, heated towel rail and an extractor fan.

Bedroom 2

9' 7" x 10' (2.92m x 3.05m)

Bedroom 2 has a double glazed window to the front of the property, an electric heater and an integrated double wardrobe.

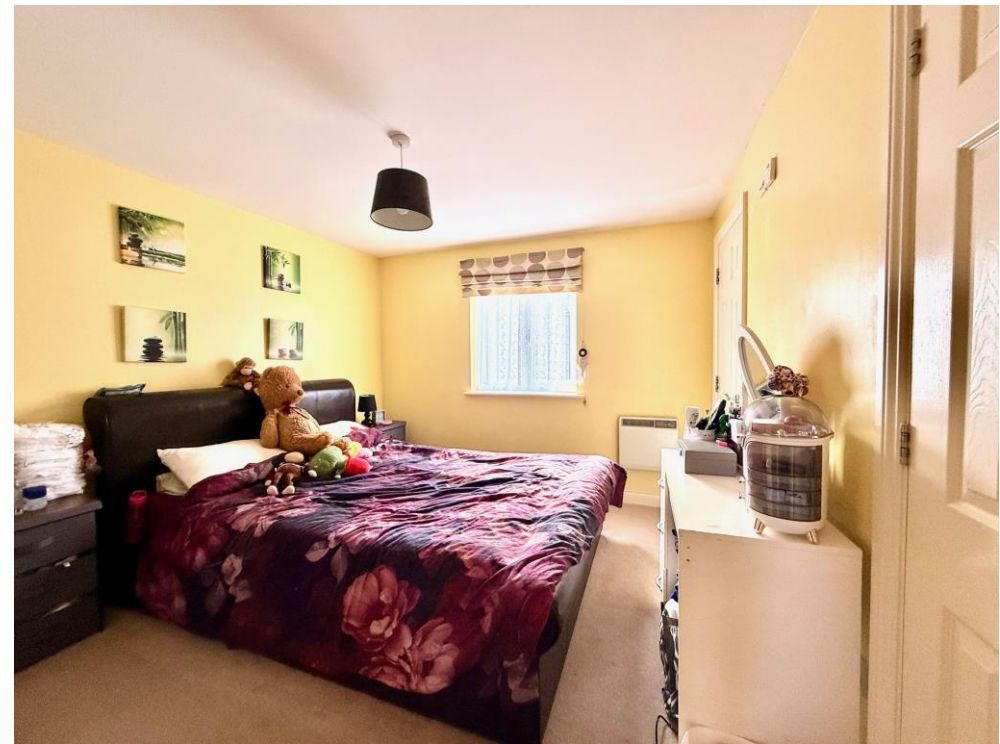
Bathroom

The bathroom has a bath with an overhead shower, a WC, hand wash basin, heated towel rail, shaver point and an extractor fan.

Outside

Communal Garden And Parking

The property has a communal garden area which is laid to lawn. The property has an allocated parking space.





To view this property please contact Connells on

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4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1500.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/GIL305203](https://www.connells.co.uk/Property/GIL305203)

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.



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: GIL305203 - 0003

