



Connells

Churchbury House, Queen Street
Gillingham

Churchbury House, Queen Street Gillingham SP8 4DZ

for sale offers in excess of
£170,000



Property Description

If you're a first-time buyer, a landlord looking to expand your portfolio or someone looking to downsize into a stylish, sleek and modern apartment with private space - look no further! Welcome to George Butler, a nearly new one-bedroom ground floor apartment situated in the small conversion of an old Methodist church, Churchbury House. Offered with a share of the freehold, a peppercorn ground rent, a private entrance and a private courtyard-style garden; this home has never been lived in, resulting in brand-new appliances throughout as well as over 9-years remaining on the NHBC warranty, ensuring peace of mind for any buyer. Found on Queen Street in the centre of Gillingham, Dorset; this stunning apartment finds itself conveniently close to all of the local amenities that the town has to offer including a mainline train station, various shops, cafes, supermarkets and schools. Don't miss your chance to view - CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

Kitchen / Living Room

10' 4" max x 16' 7" max (3.15m max x 5.05m max)

The kitchen / living room has a double glazed window to the side of the property and a double glazed door to the side of the property. It has both wall and base units, an electric oven, induction hob with an extractor fan, washing machine, fridge, smoke alarm, TV point and a radiator.

Bedroom 1

9' 7" x 10' 8" (2.92m x 3.25m)

Bedroom 1 has a double glazed window to the side of the property. It has a TV point and a radiator.

Bathroom

The tiled bathroom has a bath with an overhead shower, a WC, hand wash basin and a heated towel rail.

Outside

Rear Garden

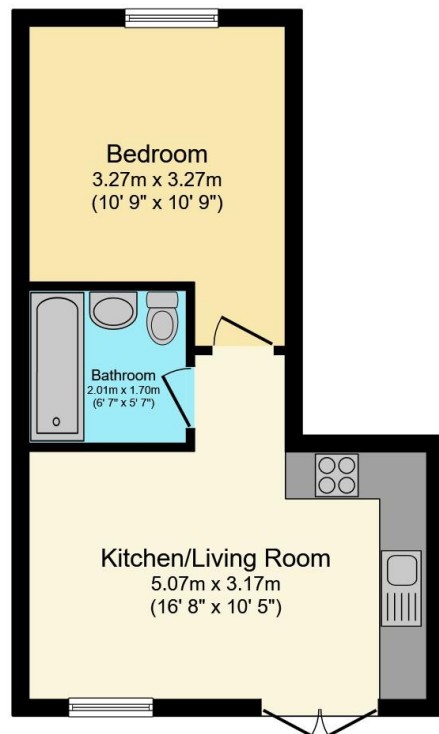
The rear garden is a patio courtyard with a gate to the front of the property. The property has an allocated parking space.

Agents Note

THIS PROPERTY IS A LEASEHOLD PROPERTY
Contact Connells today to find out more information.







Total floor area 33.8 m² (364 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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4 Clive House High Street
GILLINGHAM SP8 4QT

EPC Rating: C Council Tax
Band: A

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL306363



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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Property Ref: GIL306363 - 0002