



## 174 St. Johns Road Gillingham, Kent, ME7 5QE

Greenleaf are delighted to offer for rent this spacious three bedroom terraced House in upper Gillingham. Offering to the ground floor, lounge, kitchen/diner and a downstairs cloakroom. To the first floor are two double bedrooms, good sized single and shower room. Benefits from rear garden, double glazing and gas central heating and is an ideal location for Medway Hospital staff, short distance to M2 and A2. Available August.

In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on [info@greenleaf-property.co.uk](mailto:info@greenleaf-property.co.uk).

Greenleaf are a member of the PRS (property redress scheme) membership number: PRS003992  
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543

### £1,400 Per Month

# 174 St. Johns Road

Gillingham, Kent, ME7 5QE



- FANTASTIC 3 BEDROOM HOUSE
- SPACIOUS
- 5 WEEK DEPOSIT £1615.38
- CLOSE TO MEDWAY HOSPITAL
- AVAILABLE AUGUST
- COUNCIL TAX BAND B
- CLOSE TO TOWN CENTRE
- HOLDING FEE 1 WEEKS RENT £323.07



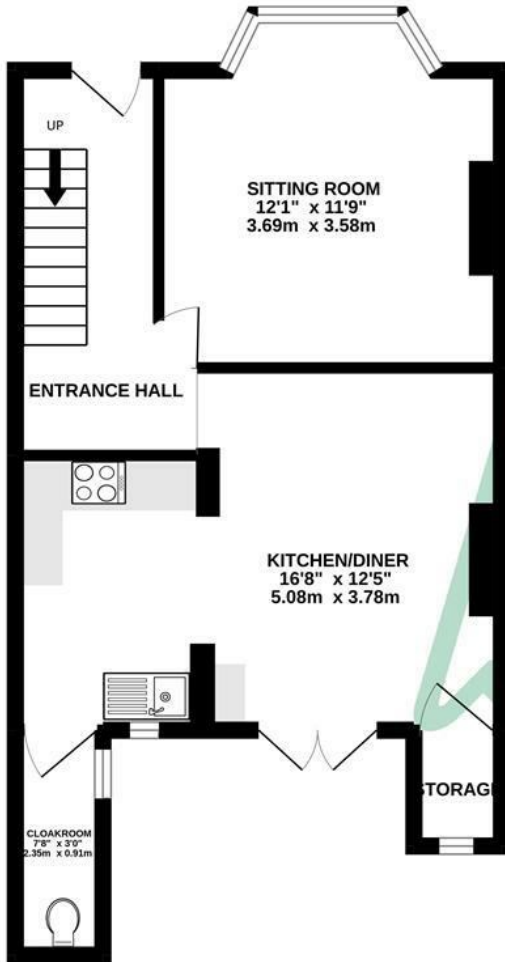
[Directions](#)

Tel: 01634730672

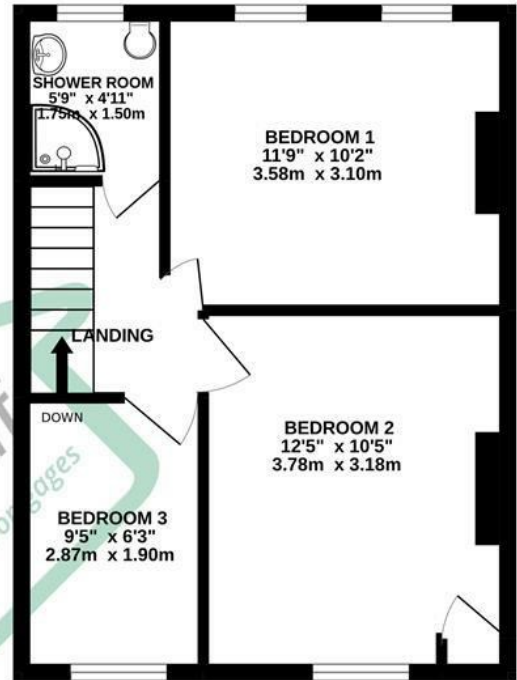




GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: 79 (Planned), 57 (Current)

Greenleaf Property Services is a trading name of Greenleaf Property Services Limited.  
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Registered No: 06222461 England. VAT No: 908929091

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