



**CHAFFERS**  
ESTATE AGENTS



## 3 Rose Court

Gillingham, SP8 4TS

A very spacious two bedroom ground floor 'garden' apartment within walking distance of Gillingham town centre and railway station.

**Asking Price £155,000 Leasehold**

Council Tax Band: A

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### DESCRIPTION

A lovely two bedroom ground floor apartment set within walking distance of Gillingham town centre and railway station.

Communal entrance to a private front door, entrance hall, large living/dining room, kitchen. 2 bedrooms, bathroom, enclosed garden, parking, double glazing and gas central heating.

POLITE NOTE - Library photos, as the property is tenanted, taken approximately 2 years ago.

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### SITUATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post

office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

### ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: A

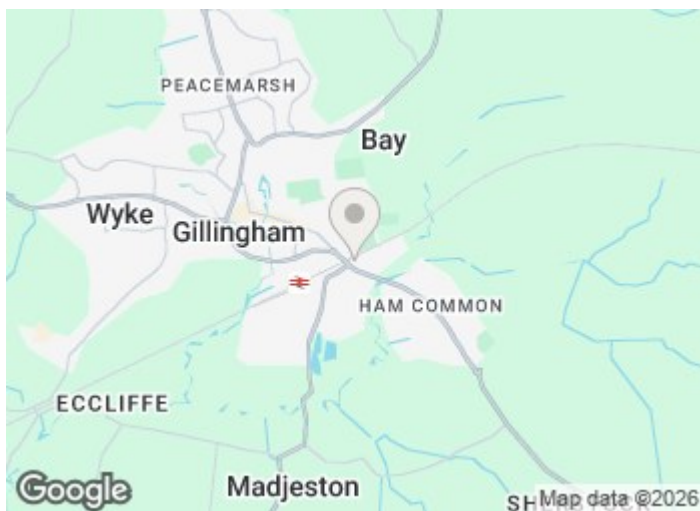
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

Lease/ Management charges apply.

Commenced 1989 for 999 years.

Management charge £100 per month.



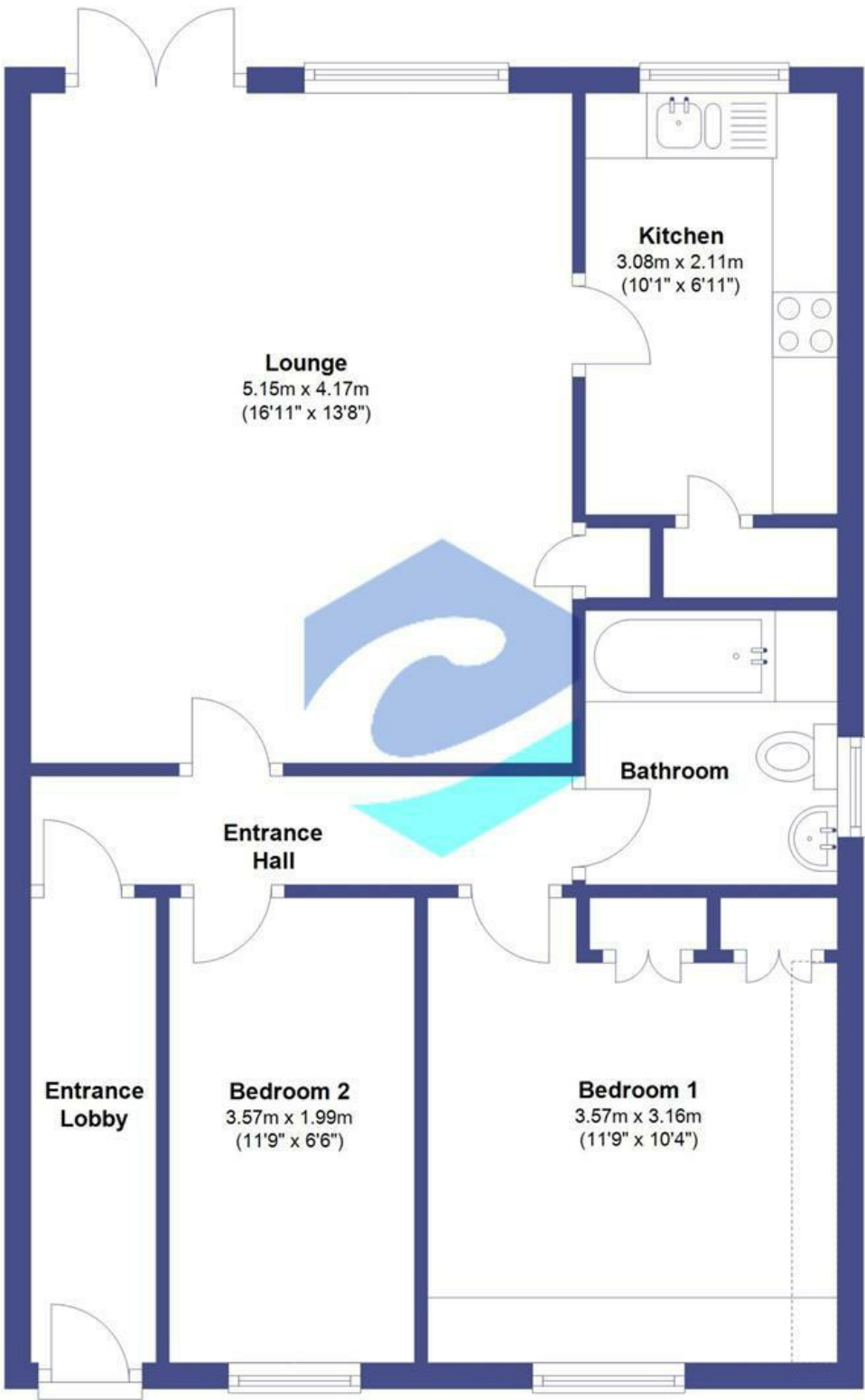
### Directions







Floor Plan: Not to scale ~ For identification purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		