



**Napier Road, Gillingham**

**£850 PCM**



**MARTIN&CO**



Napier Road, Gillingham

Flat

1 Bedrooms, 1 Bathroom

£850 PCM

- ONE BEDROOM FIRST FLOOR FLAT
- NATURALLY LIT KITCHEN
- WELCOMING RECEPTION ROOM
- PRIVATE BALCONY
- EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO MEDWAY HOSPITAL
- WALKING DISTANCE TO TOWN CENTRE
- FTTP INTERNET CONNECTIONS
- NO DEPOSIT OPTION AVAILABLE
- AVAILABLE LATE APRIL - EARLY MAY 2025

This charming one-bedroom first floor flat, ideal for singles or couples, offers a serene living environment with a balcony, excellent urban location near Medway Hospital, and modern connectivity, including high-speed internet and strong mobile signals.

NO DEPOSIT OPTION AVAILABLE

AVAILABLE LATE APRIL - EARLY MAY 2025

Please Note: The images used in this advertisement were taken at a previous date. While they provide a general representation of the property, the current condition may differ. Prospective tenants are encouraged to arrange a viewing to assess the property in its present state.

If you would like to arrange a viewing for this property, please submit an online enquiry to us via this website using the 'email agent' or 'request details' button.



I am delighted to introduce this charming one-bedroom first floor flat, currently available to let. The property is neutrally decorated, providing an inviting and serene living environment that's perfect for couples or single occupancy.

The flat features one naturally lit kitchen equipped with ample space for an oven, hob, and washing machine. With one welcoming reception room, the property offers a comfortable space for relaxation or entertaining guests.

The flat boasts a double bedroom, providing a spacious and restful retreat at the end of each day. The living experience is further enhanced by the flat's unique feature - a balcony. This outdoor space provides a perfect spot for a morning cup of tea or a peaceful evening wind-down.

Living Area  
13'10" x 11'10"

Bedroom  
11'8" x 8'5"

Kitchen  
11'7" x 9'5"

Bathroom  
6'6" x 6'5"

The property is in an excellent location, nestled within an urban area with excellent public transport links. Local amenities are within easy reach, making day-to-day living convenient. For those in the healthcare profession or those requiring frequent hospital visits, the proximity to Medway Hospital is a major plus. Additionally, the property is within walking distance to the town, allowing easy access to a broader range of facilities and activities.

The property is within council tax band B and has an EPC rating of D. It also benefits from a FTTP (Fibre to the Premises) internet connection, which could offer speeds up to a maximum download of 1800Mb and a maximum upload of 220Mb (based on having an ultrafast broadband connection). Mobile phone connections are excellent for all major providers including EE, Three, O2, and Vodafone.

This flat is a fantastic rental opportunity, combining comfort, convenience, and connectivity in one neat package.

NO DEPOSIT OPTION AVAILABLE


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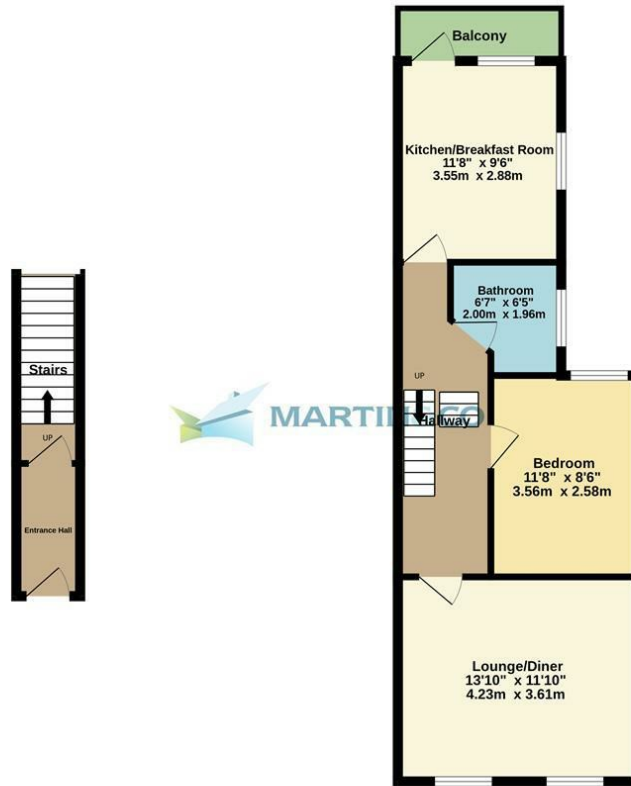
Please note, once your application is accepted by the Landlord, a holding deposit equivalent to one week's rent is due to commence referencing.

## 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>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.  
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**Background User**  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.