



Asking Price £135,000

Marlborough Road, Gillingham



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# Summary of Marlborough Road

LambornHill Estate Agents are delighted to present this one-bedroom First floor apartment, offering an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance home in a convenient central location.

## Key Features

- One Bedroom First Floor Apartment
- Walking Distance To Town Centre
- No Chain
- Off Road Parking Available
- Great Commuter Links
- Long Lease - 955 Years Remaining
- Ideal First Time Buy Or Buy To Let Investment
- Service Charge Approx. £1870 P/A
- EPC Rating - D - (59)
- Council Tax Band - A



## Property Overview

Positioned within a well-established residential development, the property offers spacious and practical accommodation comprising an entrance hall, a generous lounge/dining room, fitted kitchen, double bedroom and bathroom. The layout provides clearly defined living and sleeping spaces, creating a comfortable and functional home that is ready for a new owner to make their own.

The apartment benefits from a remarkably long lease of approximately 955 years remaining, providing long-term security and making it an attractive proposition for both owner-occupiers and buy-to-let investors alike. Residents also benefit from off-road parking availability, adding further convenience for day-to-day living.

Situated on the ground floor, the property offers easy accessibility and appeals to purchasers looking for a straightforward and manageable home. While some buyers may choose to undertake cosmetic improvements over time, the property presents an excellent blank canvas with plenty of scope to add value and personalise to individual tastes.

With strong rental demand in the local area, excellent transport links and a practical layout, this property represents a fantastic opportunity for those taking their first step onto the property ladder or expanding their investment portfolio.

## About The Area

Marlborough Road is a well-connected residential location in the heart of Gillingham, proving particularly popular with first-time buyers, professional commuters and investors alike. Its convenient position offers easy access to a wide range of amenities, transport links and leisure facilities, making it an excellent place to live or invest.

Gillingham town centre is within easy reach and provides an extensive selection of shops, supermarkets, cafés, restaurants and everyday conveniences. The area is also well served by

healthcare facilities, schools and recreational amenities, ensuring all essentials are close at hand.

For commuters, Gillingham Railway Station is conveniently accessible and offers regular services to London, including high-speed routes to London St Pancras, making the area an attractive choice for those travelling into the capital for work.

The nearby universities and Medway's growing employment hubs continue to support strong rental demand, making the area particularly appealing for buy-to-let investors. Excellent road links via the A2, M2 and M20 provide straightforward access across Kent and beyond.

Residents can also enjoy a variety of green spaces, leisure facilities and riverside walks throughout the wider Medway area, combining practical convenience with an enjoyable lifestyle.

## Entrance Hall

### Lounge

4.42m x 3.38m (14'6 x 11'1)

### Kitchen

2.82m x 2.29m (9'3 x 7'6)

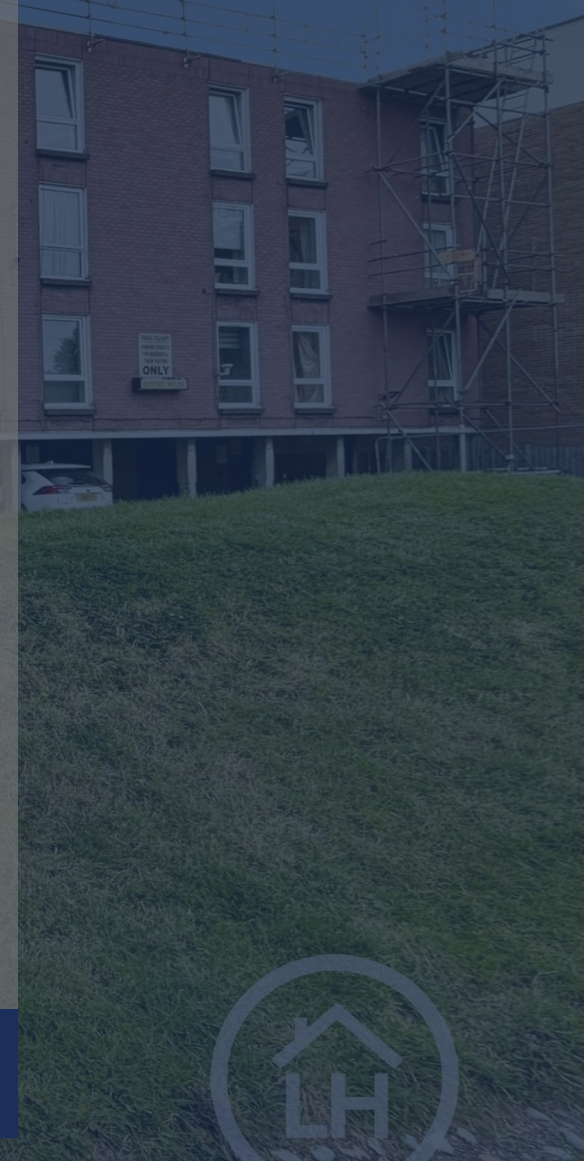
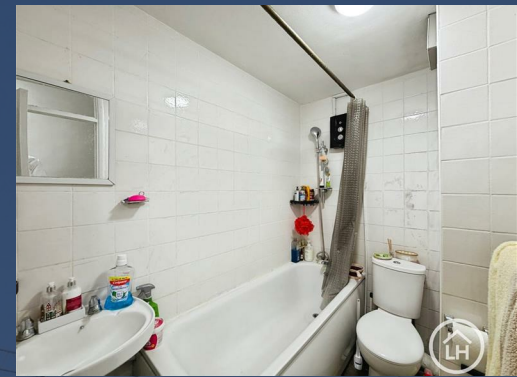
### Bedroom

3.81m x 3.38m (12'6 x 11'1)

## Bathroom

## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect. Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

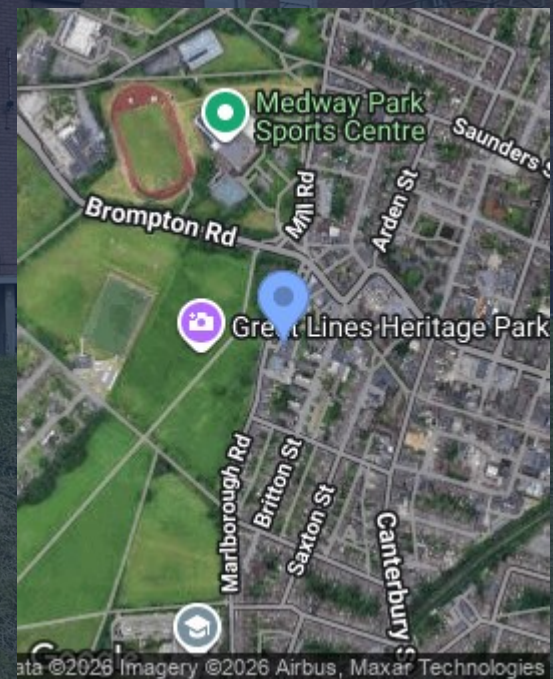


## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 76        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 46      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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