

MARTIN&CO

Napier Road, Gillingham

£160,000

MARTIN&CO

Napier Road, Gillingham

Date Available:

Deposit:

null

Council Tax Band: A

- GROUND FLOOR Flat
- PAVED REAR GARDEN
- ON ROAD PARKING
- NEAR TO SHOPS
- WALKING DISTANCE TO GILLINGHAM TRAIN STATION AND MEDWAY MARITIME HOSPITAL
- GAS CENTRAL HEATING
- INVESTMENT OPPORTUNITY
- TENANT IN-SITU

This one-bedroom flat is offered ****for sale**** in Gillingham and is presented in good condition. The property comprises a double bedroom, a great size reception room, a kitchen and a bathroom, providing a practical layout suitable for day-to-day living. A notable feature is the garden, offering valuable private outdoor space that is rarely available with similar flats. The flat falls within Council Tax Band A and has an EPC rating of D.

The property is well placed for local amenities, with Gillingham High Street accessible nearby, offering supermarkets, independent shops, cafés and everyday services. Parks and green spaces in the wider Gillingham area provide opportunities for leisure and recreation.

Public transport links are a key benefit of this location. Gillingham railway station is within reach and provides frequent services to London Victoria, London St Pancras International and Chatham, making the flat a viable option for commuters. Typical journey times to central London are around 45–55 minutes, depending on the chosen service. Local bus routes further connect the area with neighbouring Medway towns.

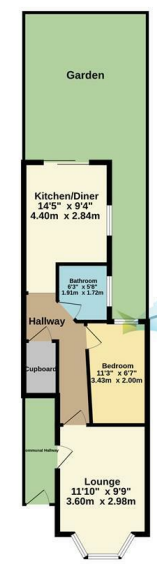
The flat is of interest to investors with tenant in situ. Overall, this one-bedroom flat offers a practical home or investment opportunity in a location with strong public transport connections and accessible local facilities.

Broadband Data: Standard, Superfast and Ultrafast available

Mobile Data: EE, Vodafone, Three and O2 Available

Flooding Risks: All very Low

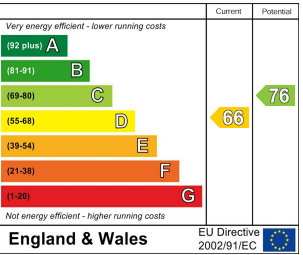
Ground Floor - 429 sq.ft. (39.9 sq.m.) approx.



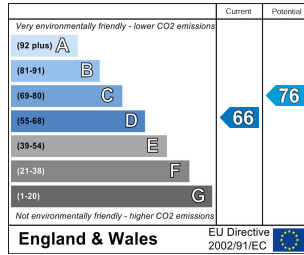
MARTIN&CO

TOTAL FLOOR AREA - 429 sq.ft. (39.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, walls and any other items are approximate and not responsible to scale for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown hereon are not tested and no guarantee is to be given as to their condition or efficiency on the date shown.
 Made with Metaphor (2020)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Martin & Co Medway Lettings
 161 High Street, Rochester, Kent, ME1 1EH
 01634 838700 . medway@martinco.com

01634 838700
<http://www.martinco.com>



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.

