



Connells

Rose Court
Gillingham



Property Description

This delightful two-bedroom maisonette offers bright, comfortable living in a convenient Gillingham location. Set behind its own private front patio area, the property welcomes you with an entrance porch and stairs leading to the first floor.

Inside, the home opens into a light-filled lounge, creating a warm and inviting space to relax. The adjoining kitchen is well-arranged and practical, ideal for everyday cooking and dining.

Both bedrooms are doubles, offering plenty of room for furnishings and storage. The bathroom completes the layout, providing a clean and functional space.

With its appealing layout, private outdoor area, and easy access to local amenities, this maisonette makes a fantastic home for first-time buyers, downsizers, or investors. Contact CONNELLS today to arrange YOUR VIEWING!

Entrance Porch

The entrance porch has the fuse box and stairs to the first floor.

Entrance Hall

The entrance hall has a smoke alarm, loft hatch and a radiator. The loft is large, part boarded and has lighting.

Lounge

The lounge has two double glazed windows to the rear of the property. It has two radiators, an Internet point, a TV point and a storage cupboard.

Kitchen

The kitchen has a double glazed window to the rear of the property. It has both wall and base units, an integrated oven and hob, an extractor hood, a one bowl sink and drainer, space for a dishwasher and fridge freezer and a cupboard with space for a washing machine.

Bedroom 1

Bedroom 1 has two double glazed windows to the front of the property and a radiator.

Bedroom 2

Bedroom 2 has a double glazed window to the front of the property and a radiator.

Bathroom

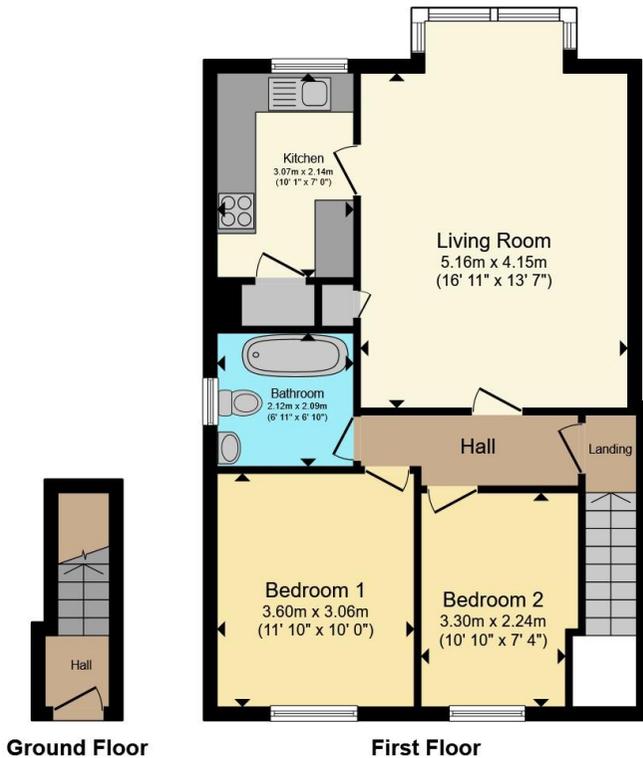
The part tiled bathroom has a double glazed, frosted window to the side of the property. It has a bath with an overhead shower, a WC, a hand wash basin with a vanity unit, a radiator and a shaver point.

Outside

Front Garden

The front garden is patio with brick and fence borders. It has an external light and allocated parking.





Total floor area 67.4 m² (725 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: C Council Tax
 Band: A

Service Charge:
 1332.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL305115

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GIL305115 - 0004