



## Hanway, Gillingham ME8 6AL

**£1,300 Per Calendar Month**

CR Real Estate are pleased to offer this TWO BEDROOM home located in the popular ME8 area of Gillingham. Available now and ready for immediate occupation.

The property offers well-proportioned accommodation throughout, comprising a spacious lounge and a fitted kitchen with patio doors opening directly onto the rear garden, allowing plenty of natural light and easy access to outside space.

Upstairs, there are two good-sized bedrooms and a family bathroom. The property is presented in clean and tidy condition, with scope for tenants to personalise, making it ideal for those looking for a well-located home at a sensible price point.

To the rear, the property benefits from a lovely private garden, perfect for enjoying the warmer months. Further benefits include one allocated parking space.

CR Real Estate are part The Ombudsman Redress Scheme and are a member of the Propertymark Client Money Protection Scheme. Tenant deposits are protected by the Tenancy Deposit Scheme. For more information, please contact us.

Client Money Protection is provided by: Client Money Protect. Scheme Ref: CMP004209

Independent redress is provided by: The Property Ombudsman (TPO). Membership Number: E01687



**Entrance Hall**

**Living Room** 12'8 x 11'1 (3.86m x 3.38m)

**Kitchen/Diner** 11'1 x 9'8 (3.38m x 2.95m)

**Bedroom** 11'1 x 5'7 (3.38m x 1.70m)

**Bedroom** 11'1 x 9'8 (3.38m x 2.95m)

**Bathroom** 8'9 x 4'8 (2.67m x 1.42m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**ESTATE AGENCY : REDEFINED**

