



POLLARD
ESTATES

4 Conqueror Drive

Gillingham, ME7 2WP

Offers in excess of £230,000



Pollard Estates are delighted to welcome to the market this stunning two bedroom ground floor flat complete with a garage en-bloc. Situated on a popular development of modern properties within close proximity to Riverside Country Park and Gillingham, as well as local amenities and motorway access. In our opinion, this light and airy property would be ideal for a first time buyer, someone looking to downsize into a property with no work needed, or those requiring disabled access. This lovely home consists of a large open plan kitchen/lounge area, two generous sized bedrooms, two bathrooms and plenty of storage.

This purpose built flat is presented in immaculate condition, a testament to the vast improvements undertaken over the years. The vendor has advised Service Charge cost is £2,575.61 PA and Ground Rent £242 PA (to be verified by your solicitor).

Your early viewing is advised to avoid disappointment!



Communal Entrance - Secure Entry Phone

Door Into Flat

Hallway

13'6 x 7'5 max (4.11m x 2.26m max)

Large Storage Cupboard

Bathroom

7'3 x 5'6 (2.21m x 1.68m)

Bedroom 1

10'0 x 9'2 (plus 7'8 corridor) (3.05m x 2.79m (plus 2.34m corridor))

En-Suite

5'6 x 5'0 (1.68m x 1.52m)

Bedroom 2

12'2 x 9'7 (3.71m x 2.92m)

Lounge/Diner/Kitchen

20'5 max x 18'9 max (6.22m max x 5.72m max)

Light & Airy Open Plan Living

Garage

Important Notice -

Pollard Estates, their clients and any joint agents give notice that:

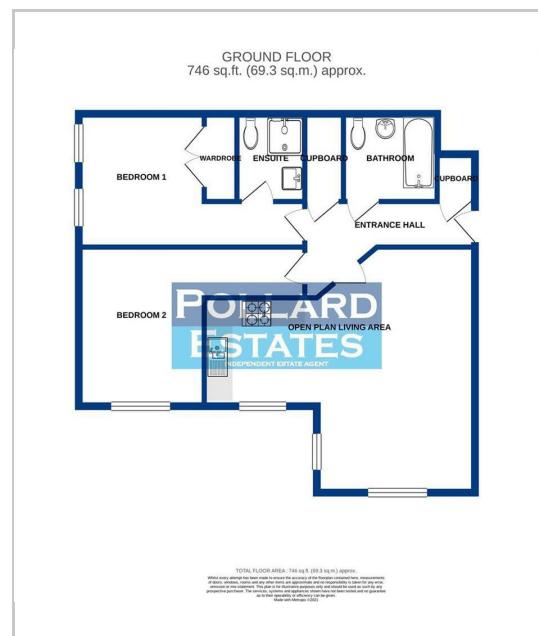
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Pollard Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

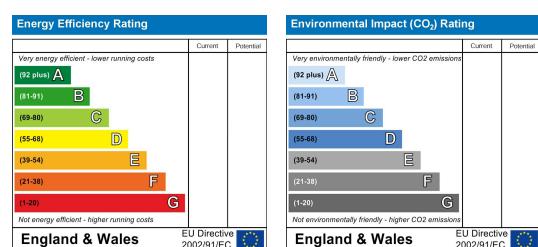
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.