



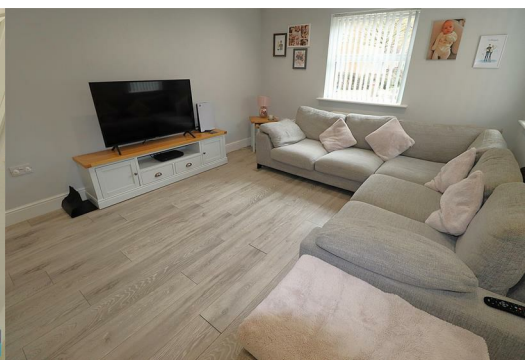
4 Conqueror Drive

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 -

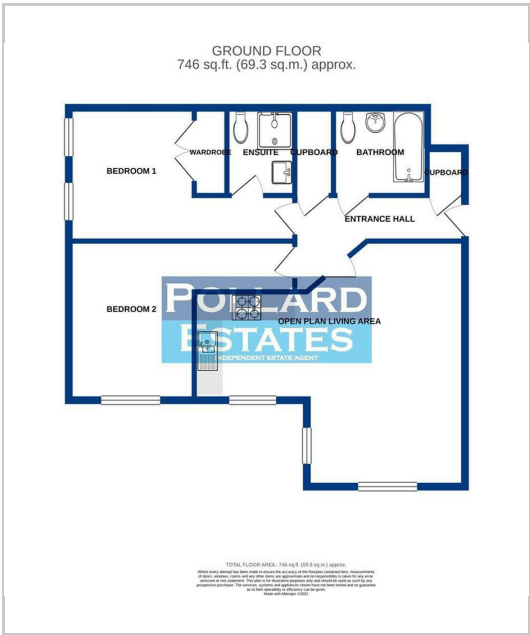
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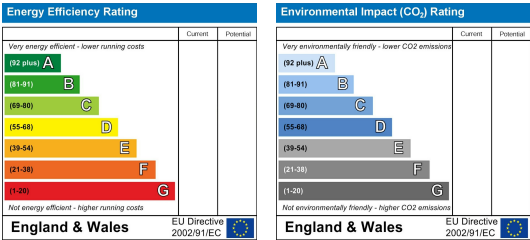
Area Map



Floor Plans



Energy Efficiency Graph



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