



## 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, Ground Rent £242 PA and 105 year remaining lease. (all 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) (3.05m x 2.79m (plus 2.34m) )

## 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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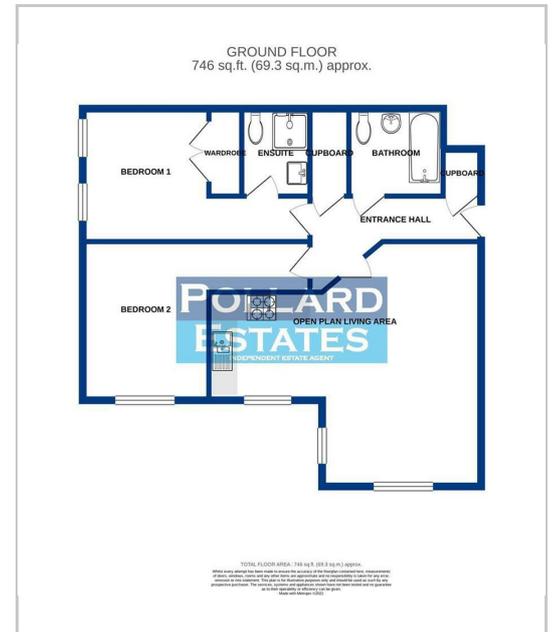
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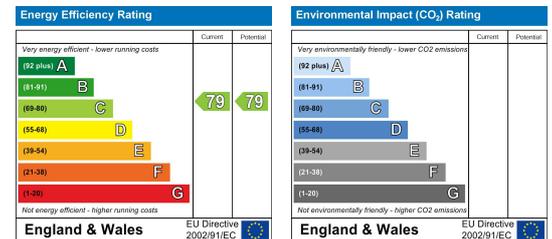
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.