

Asking Price £130,000

Gregory Close, Gillingham

1 1 1

Summary of Gregory Close

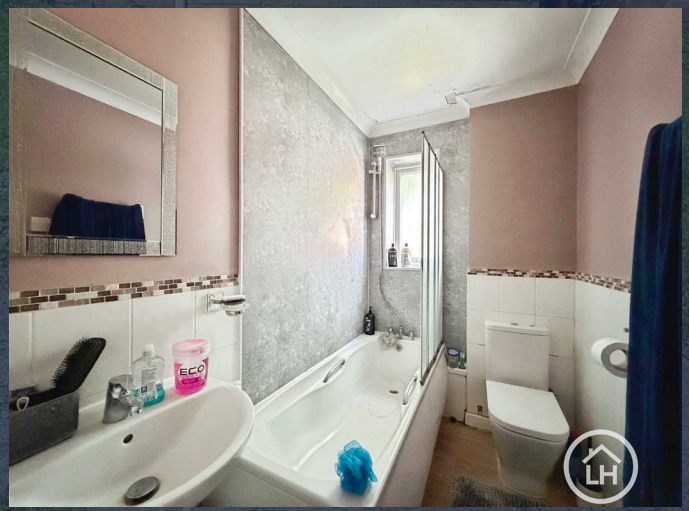
LambornHill are delighted to offer to the market this one-bedroom ground floor flat, situated within a quiet no-through road in a popular residential area of Rainham. Offering practical and low-maintenance accommodation, the property represents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a straightforward buy-to-let addition to their portfolio.

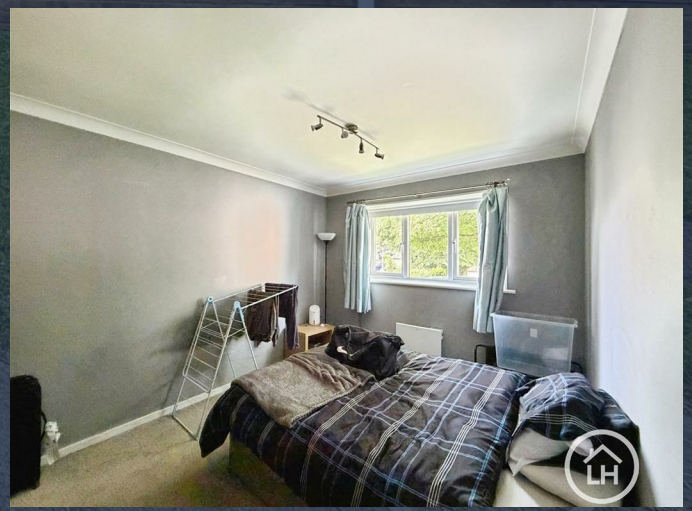
Key Features

- One Bedroom Ground Floor Flat
- No Chain
- Allocated Parking
- Close To Local Amenities
- Quiet No Through Road Position
- Service Charge Approx. £835 P/A
- Modern Kitchen
- Ideal First Time Buy Or Buy To Let
- EPC Rating D (59)
- Council Tax Band - A

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Property Overview

** NEW 125 YEAR LEASE ON COMPLETION **

The accommodation comprises a welcoming entrance hall leading through to a bright and spacious open-plan kitchen/lounge area, creating a sociable living environment perfectly suited to modern lifestyles. The layout maximises the available space and provides ample room for both relaxing and entertaining.

The property further benefits from a generous double bedroom and a well-appointed bathroom, offering practical and comfortable accommodation throughout. The ground floor position adds to the property's appeal, providing easy access and convenience for a wide range of buyers.

Externally, residents benefit from allocated parking, while the peaceful position within Gregory Close offers a pleasant setting away from passing traffic. Local shops, amenities, bus routes and transport links are all within easy reach, making this an ideal home for commuters and those seeking everyday convenience.

Whether you are searching for your first home, looking to downsize, or seeking a ready-made investment opportunity, this attractive apartment offers excellent value in a desirable location.

About The Area

Gregory Close is a peaceful residential cul-de-sac situated within the highly regarded Parkwood area of Rainham. Popular with professionals, first-time buyers and downsizers alike, the location offers a balance of convenience, community and accessibility.

Residents benefit from a range of nearby amenities including local shops, supermarkets, cafés, healthcare facilities and leisure amenities, all within easy reach. The nearby Parkwood Shopping Centre caters for everyday needs, while Hempstead Valley Shopping Centre is only a short drive away and offers an extensive range of retail, dining and entertainment options.

For commuters, Rainham railway station provides regular services to London and the Kent coast, while excellent road links via the A2, M2 and M20 make travelling throughout the region straightforward.

The area is also well served by local parks, walking routes and recreational facilities, creating plenty of opportunities to enjoy the outdoors. Combining a quiet residential setting with excellent access to amenities and transport links, Gregory Close remains a popular choice for buyers seeking convenience and long-term appeal.

Porch

Lounge

4.27m x 3.05m,0.30m (14' x 10,01)

Kitchen

4.01m x 2.16m (13'02 x 7'01)

Bedroom

4.01m x 2.95m (13'02 x 9'08)

Bathroom

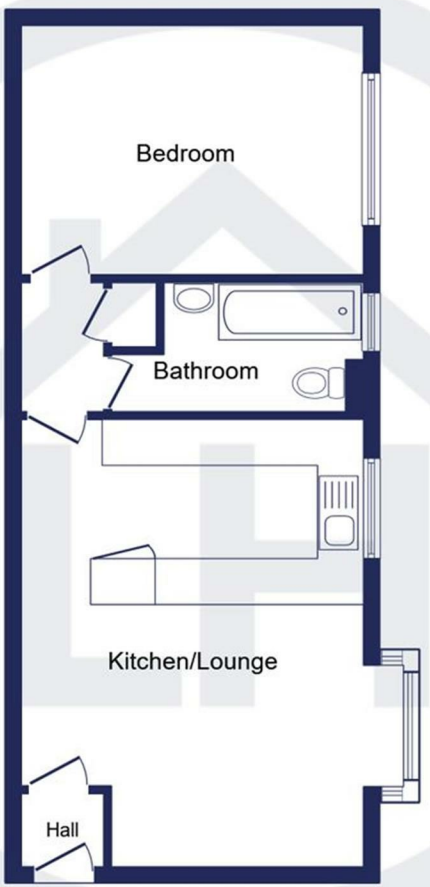
About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect. Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.





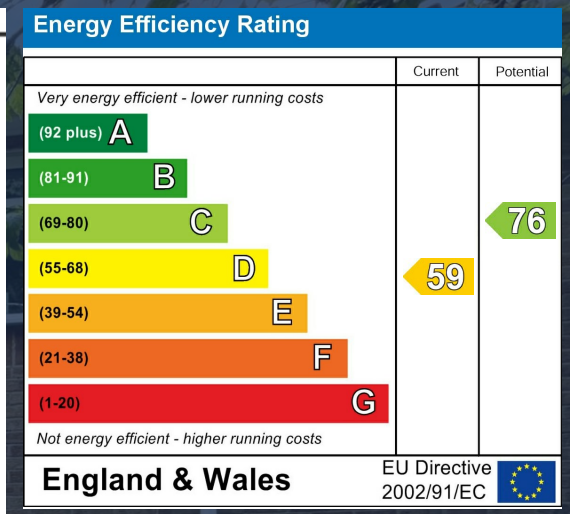
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Ground Floor

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

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LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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