

# AVAILABLE SOON



**Springfield Road, Gillingham ME7 1YJ**

**£1,400 Per Calendar Month**

A beautifully presented, brand new detached two bedroom home ideally positioned within easy reach of Gillingham train station, perfect for commuters.

The property offers a spacious and modern layout throughout, with a light and airy entrance hall creating a great first impression. On the ground floor there is a bright lounge with patio doors leading out to a good size private rear garden, a fully fitted kitchen with integrated appliances, and a convenient downstairs W.C.

Upstairs you will find two generously sized bedrooms along with a contemporary family bathroom featuring both a bath and separate shower.

The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs.

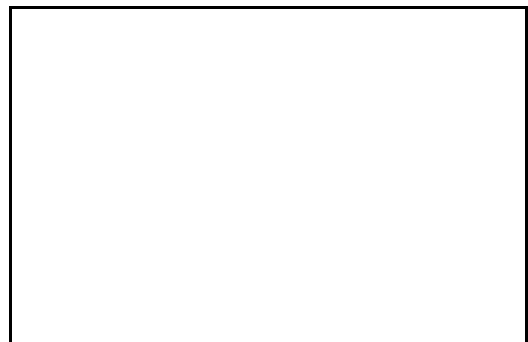
This newly built home is being finished to a high standard throughout and will be available at the end of May.

Register your interest now to avoid missing out.

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.

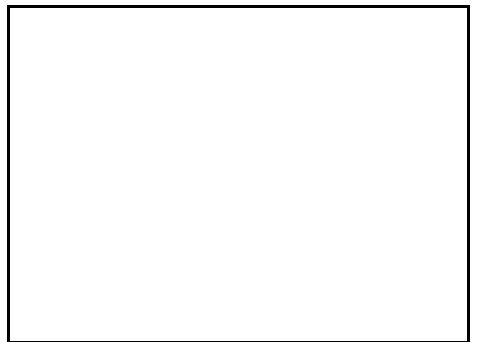
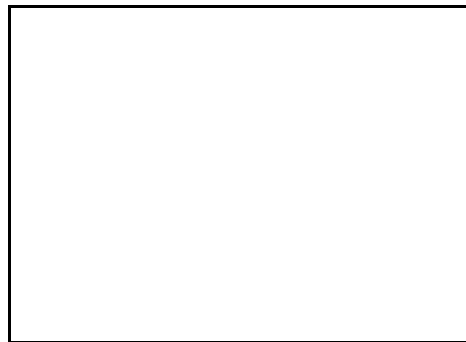
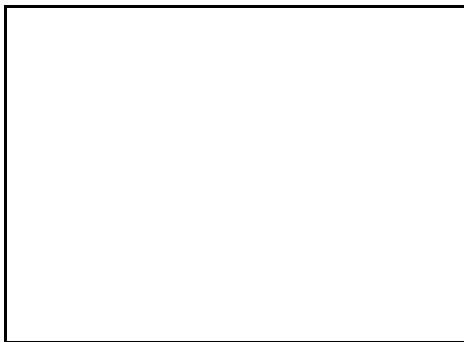
Client Money Protection is provided by: Client Money Protect. Scheme Ref: CMP004209

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



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

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



**ESTATE AGENCY : REDEFINED**

