



**3 ROSE COURT,
GILLINGHAM, SP8 4TS**

**£149,950
LEASEHOLD**

A very spacious two bedroom ground floor 'garden' apartment within walking distance of Gillingham town centre and railway station.



3 ROSE COURT



DESCRIPTION

A lovely two bedroom ground floor apartment set within walking distance of Gillingham town centre and railway station.

Communal entrance to a private front door, entrance hall, large living/dining room, kitchen. 2 bedrooms, bathroom, enclosed garden, parking, double glazing and gas central heating.

POLITE NOTE - Library photos, as the property is tenanted, taken approximately 2 years ago.

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SITUATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: A

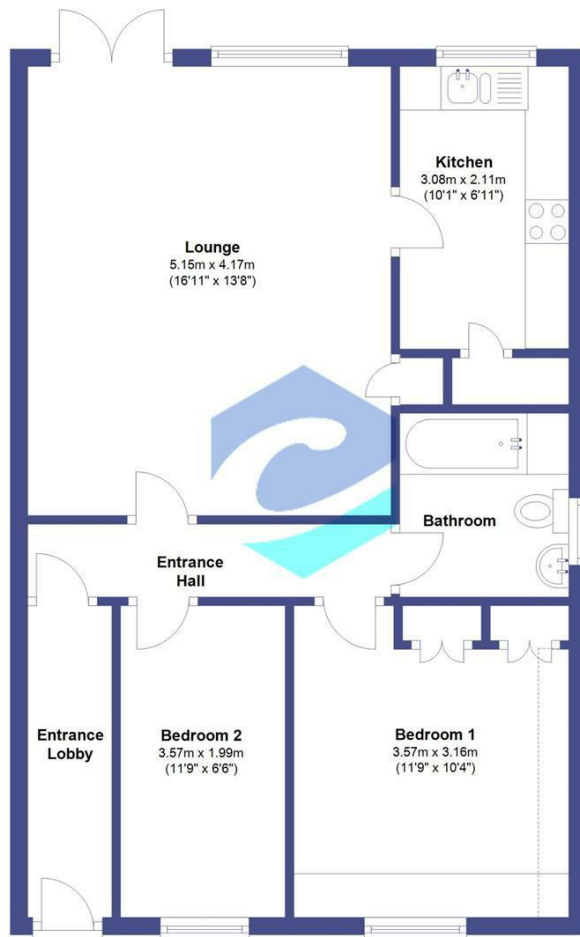
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

Lease/ Management charges apply. Commenced 1989 for 999 years. Management charge £100 per month.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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