



## James Street, Gillingham ME7 1DQ

**£500 Per Calendar Month**

CR Real Estate are pleased to offer this furnished room to rent within a well-maintained property in Gillingham.

The room is fully furnished and offers comfortable accommodation, ideal for a single professional looking for a convenient and affordable living arrangement. The property provides shared access to the kitchen, bathroom and communal living areas and well maintained garden, creating a friendly and homely environment.

All utility bills are included within the rent, helping to make monthly budgeting simple and hassle-free.

The property is ideally located within walking distance to Gillingham town centre and train station, making it perfect for commuters and providing easy access to local shops, restaurants and amenities.

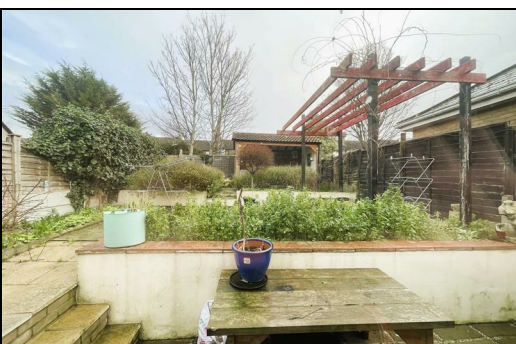
Rent: £500 per calendar month (bills included)


Early viewing is highly recommended.


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.

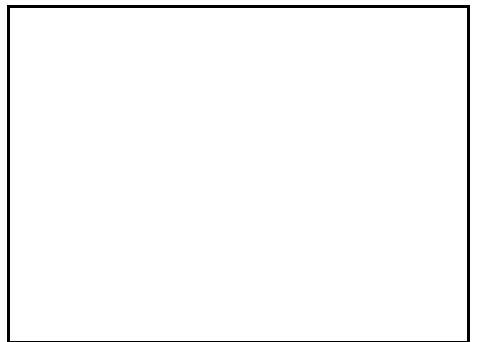
Client Money Protection is provided by: Client Money Protect. Scheme Ref: CMP004209

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



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**ESTATE AGENCY : REDEFINED**

