



**Napier Road, Gillingham**

**£150,000**

  
**MARTIN&CO**

- GROUND FLOOR Flat
- PAVED REAR GARDEN
- ON ROAD PARKING
- NEAR TO SHOPS
- WALKING DISTANCE TO GILLINGHAM TRAIN STATION AND MEDWAY MARITIME HOSPITAL
- GAS CENTRAL HEATING
- INVESTMENT OPPORTUNITY
- TENAN IN-SITU

| Energy Efficiency Rating                                                                                                                                                                                                      | Current | Potential |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | 66      | 76        |

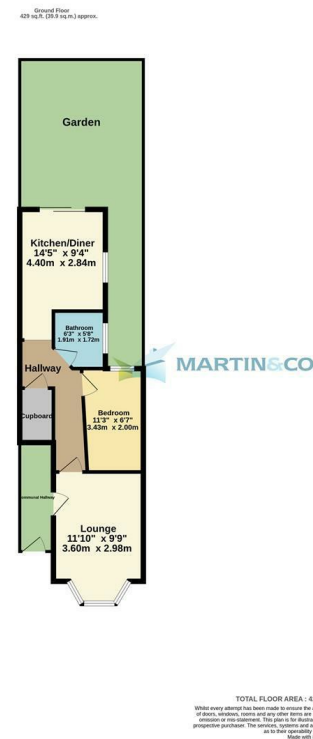
  

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                      | Current | Potential |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> | 66      | 76        |

| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |
|-----------------|-------------------------|-------------------------|
|                 |                         |                         |

Flooding Risks: All very Low



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**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buer is advised to obtain verification from their Solicitor or Surveyor.