



Gardiner Street,
Gillingham ME7 1DW
£1,150 Per Month

COLES
TOWN & COUNTRY
VALUERS · LETTINGS & ESTATE AGENTS

Welcome to this charming newly decorated terraced house located on Gardiner Street in Gillingham. This delightful property offers a perfect blend of comfort and style, making it an ideal home for individuals or small families.



More details:

As you enter, you are greeted by a welcoming lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Adjacent to the lounge is a separate dining room, offering ample space for family meals or dinner parties. The layout of the ground floor is designed to maximise space and light, creating a pleasant environment throughout.

The house features two spacious bedrooms, each providing a comfortable retreat at the end of the day. These well-proportioned rooms are perfect for restful nights and can easily accommodate various furniture arrangements to suit your personal style.

Completing this lovely home is a well-appointed bathroom, ensuring convenience for all residents. The property has been newly decorated, allowing you to move in with ease and make it your own.

Situated in the heart of Gillingham, this terraced house is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those seeking both comfort and accessibility.

This property presents a wonderful opportunity to enjoy modern living in a desirable location. Do not miss the chance to make this charming house your new home.

Terms for Holding Fee

Holding Deposit Information

A holding deposit equivalent to one week's rent is required to reserve this

property while referencing checks are carried out and the tenancy agreement is prepared.

The holding deposit is calculated as follows:

Monthly rent $\times 12 \div 52$

If the application is successful and the tenancy proceeds, the holding deposit will be deducted from the first month's rent and applied on the day the tenancy agreement is signed and keys are collected.

The holding deposit will be refunded in full if the landlord or Coles Group withdraws from the proposed tenancy.

Coles Group may retain the holding deposit if the applicant:

Provides false or misleading information

Fails a Right to Rent check

Withdraws from the property

Fails to take all reasonable steps to enter into the tenancy agreement

Once a holding deposit has been paid, the landlord and applicant will normally have 15 days to enter into a tenancy agreement (known as the deadline for agreement), unless otherwise agreed in writing.

The holding deposit is protected through Coles Group's Client Money Protection membership.

Further details will be provided during the application process.

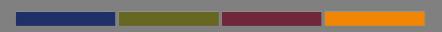






| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running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

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 01622 763322
enquiries@thecolesgroup.co.uk

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Location Map

