



**Connells**

Oake Woods  
Gillingham



### Property Description

We are pleased to present an ideal opportunity to purchase this one-bedroom ground floor apartment enjoying a position in the popular area of Oake Woods in Gillingham, Dorset. With excellent travel links and a mainline train station within walking distance, this home presents in excellent condition throughout and suits first time buyers, investment buyers and those looking to downsize. This property is also being offered with no forward chain and over 100 years remaining on the lease. Call in today to book your viewing!

### Entrance Hall

The entrance hall has a smoke alarm, two storage cupboards, an electric heater and an intercom system.

### Kitchen / Living Room

The kitchen / living room has two windows to the rear of the property and a window to the side of the property. It has an electric heater, an extractor hood, TV point and space for a fridge freezer, oven and a washing machine/dishwasher.

### Bedroom 1

Bedroom 1 has a window to the front of the property and an electric heater.

### Bathroom

The bathroom has a bath with an overhead shower, a WC, hand wash basin and vanity unit, an extractor fan and an electric towel rail.

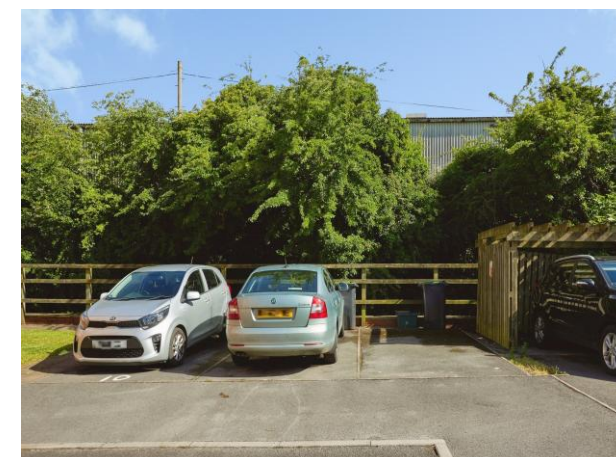
### Outside

### Parking

There is off-street parking.







Total floor area 42.4 m<sup>2</sup> (456 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01747 821 791**

**E [gillingham@connells.co.uk](mailto:gillingham@connells.co.uk)**

4 Clive House High Street  
GILLINGHAM SP8 4QT

EPC Rating: C

Council Tax  
Band: A

Service Charge:  
1204.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GIL306586](http://connells.co.uk/Property/GIL306586)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: GIL306586 - 0003