

Property Location

A two-bed, ground floor apartment situated on the southern outskirts of Gillingham. Within a short driving distance of local shops, cafes and other amenities. Nearby train links to London and Exeter.

1 Nexus Apartments, Addison Close, SP8 4LR

Approximate Gross Internal Area = 59.3 sq m / 638 sq ft

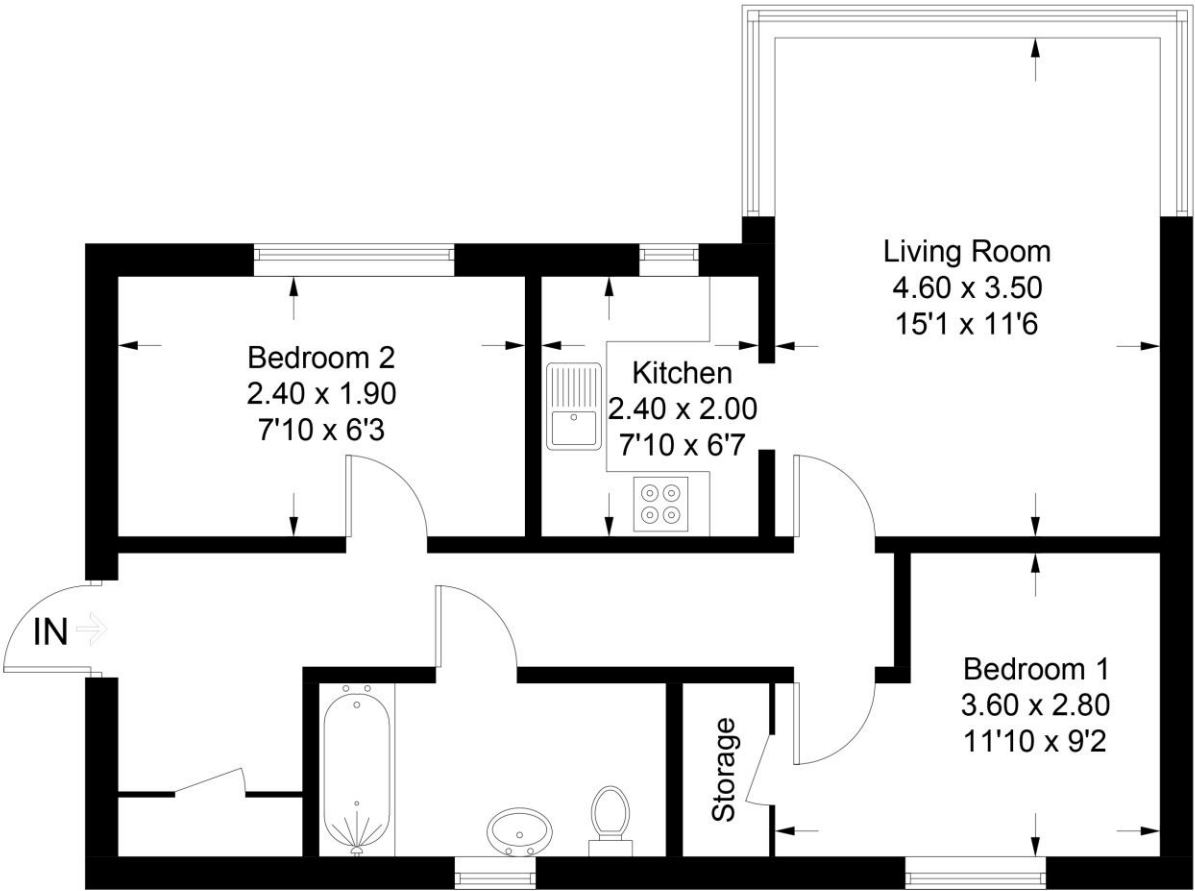


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1250837)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All 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 Buyer is advised to obtain verification from their Solicitor or Surveyor.



Nexus Apartments, Gillingham

Offers In Region Of £135,000

Nexus Apartments Gillingham SP8 4LR

Key features:

- Investment Opportunity
- £8,400 Gross Rental Income
- 6.2% Potential Gross Yield
- Desirable Location
- Close To Local Amenities
- Tenants in Situ
- Allocated Parking
- Modern Apartment
- Ideal First Home

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



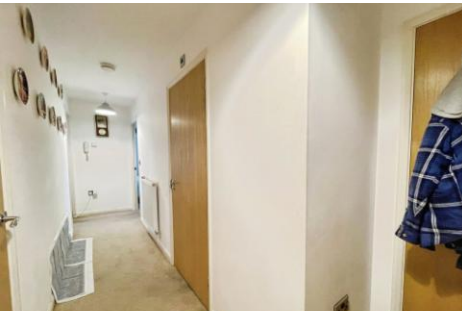
Why you'll like it

A generous ground floor, two-bedroom apartment situated on the outskirts of Gillingham. Entering the property through the communal corridor the apartment comprises of and entrance hall, living space, kitchen, family bathroom and two double bedrooms. This is a fantastic investment opportunity offering an annual rental income £8,400 and a potential gross yield of 6.2% or ideal for first time buyers as the perfect starter home.

COMMUNAL STAIRWELL: Ground floor entrance to communal hallway and stairwell. Secure intercom entry system to Apartment 1.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright hallway that provides access to the living room, bathroom and both double bedrooms. The hallway has neutrally decorated walls, grey carpet and has a storage cupboard. One radiator.

LIVING ROOM 11' 5" x 15' 1" (3.5m x 4.6m) The living room has large floor to ceiling double glazed windows and ceiling spotlights which creates a light and bright space. The room has neutral walls and grey carpet. One radiator.



KITCHEN 6' 6" x 7' 10" (2.0m x 2.4m) The light and bright kitchen benefits from ample countertop and cabinet space. The kitchen has white cabinets with under cabinet lighting. There is an electric oven and hob and space for washer/dryer, washing machine and fridge/freezer. Double glazed window to the rear of the property.

BEDROOM ONE 9' 2" x 11' 9" (2.8m x 3.6m) A spacious double bedroom with additional storage/ wardrobe space. Double glazed window. Neutral walls and grey carpet. One radiator.

BEDROOM TWO 7' 10" x 6' 2" (2.4m x 1.9m) A generous single or cosy double bedroom currently being utilised as a storage room. Double glazed window to the rear of the property and neutral walls and grey carpet. One radiator.

BATHROOM 5' 2" x 10' 5" (1.6m x 3.2m) A modern family bathroom fitted with white w/c, basin and bathtub with fitted shower unit above. Blue tiled walls and vinyl flooring. Textured double glazed window. Ceiling spotlights and a towel rail.

OUTSIDE: To the rear of the property is an enclosed car park with one allocated parking spot for apartment 1.

