



Connells

Milford Court
Gillingham



Property Description

Connells present a particularly rare opportunity to purchase this incredibly spacious two-bedroom triplex apartment located within a grade 2 listed ex-brewery in Milford Court, Gillingham. Readily available to those over the age of 35 and being offered with no onward chain, this fantastic home boasts versatile living accommodation spread over three separate floors and terrific views of the surrounding countryside. There is even access to the roof of the building from the second floor of the apartment. The property itself would benefit from some improvement works, leaving room for any buyer to leave their own mark on their new home. A viewing comes highly recommended to appreciate the opportunity on offer so CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

Entrance Hall

The hall has a loft hatch and an electric heater.

Study

8' 6" x 9' 6" max (2.59m x 2.90m max)

The study and a sash window to the side of the property, an electric heater and an integrated storage cupboard.

Lounge

11' 10" x 14' 9" (3.61m x 4.50m)

The lounge has three windows to the side of the property, two electric heaters, a smoke alarm and a TV point.

Kitchen

9' 9" x 5' 11" (2.97m x 1.80m)

The kitchen has a window to the side of the property. It has an integrated electric hob, an electric oven, space for white goods, base units and a wash hand basin.

Bathroom

The bathroom has a WC, handwash basin, a bath with an overhead shower, extractor fan, shaver point, integrated storage cupboard and a heated towel rail.



First Floor

Landing

The landing space has two windows to the side of the property.

Bedroom 1

12' 2" x 9' 1" (3.71m x 2.77m)

Bedroom 1 has two sash windows to the side of the property and an electric heater.

Second Floor

Landing

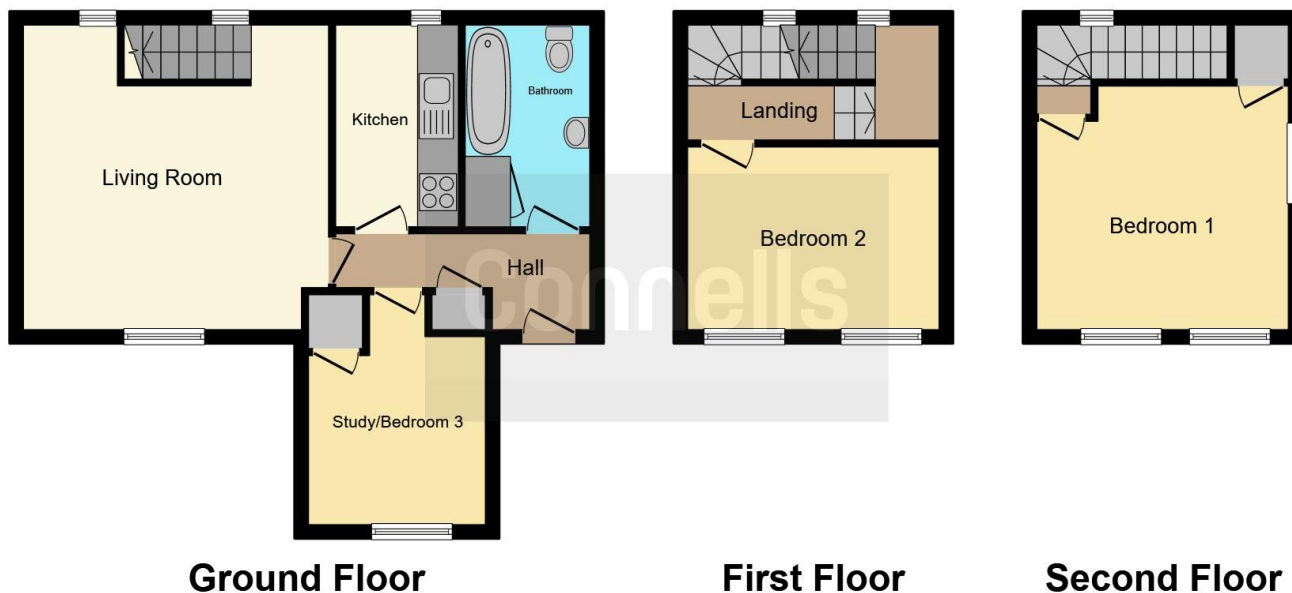
The landing space has three windows to the side of the property and an electric heater.

Bedroom 2

12' 2" max x 12' 2" max (3.71m max x 3.71m max)

Bedroom 2 has three sash windows to the side of the property. It has an integrated storage cupboard with a loft hatch, an electric heater, telephone point and far reaching views.





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.focalagent.com

To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: E

Council Tax
 Band: B

Service Charge:
 2400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL306329

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1986. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GIL306329 - 0004

