# PHIL ABRAHART

POWERED BY eXp UK







## Griffin Court, Gillingham, ME7 2QG

£175,000

2 1

This attractive two bedroom first floor flat sits in a sought after location within the popular Visions development. The property offers a bright entrance hall, an open plan lounge(With a Juliet balcony) and dining area, the kitchen comes with integrated appliances(cooker, dishwasher, washing machine), two well proportioned bedrooms with built in wardrobes, plus an en suite shower room and a separate bathroom. The flat feels private and peaceful throughout and is presented in immaculate order. The area offers excellent lifestyle benefits, with Gillingham railway station close by providing high speed services to Ebbsfleet and St Pancras. The high street is within easy reach for everyday essentials, while the M2 links make travelling simple. Riverside Country Park and the Strand Leisure Park with its beach and Lido are also nearby. There is also a communal door within the Hallway that leads out to a small private outside area for residents of this block. Quote PA1009

**Floor Area**
648 sq. ft.

**Tenure**
Leasehold

**Service Charge**
£2549 per annum

**Ground Rent**
£150 per annum

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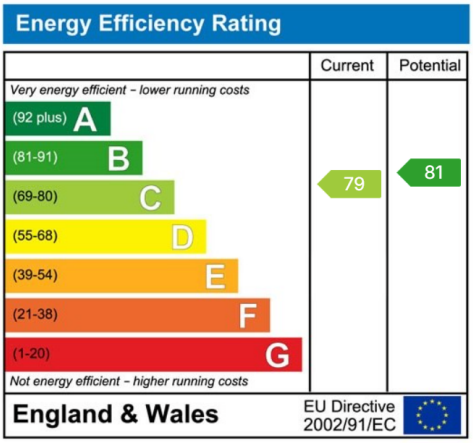
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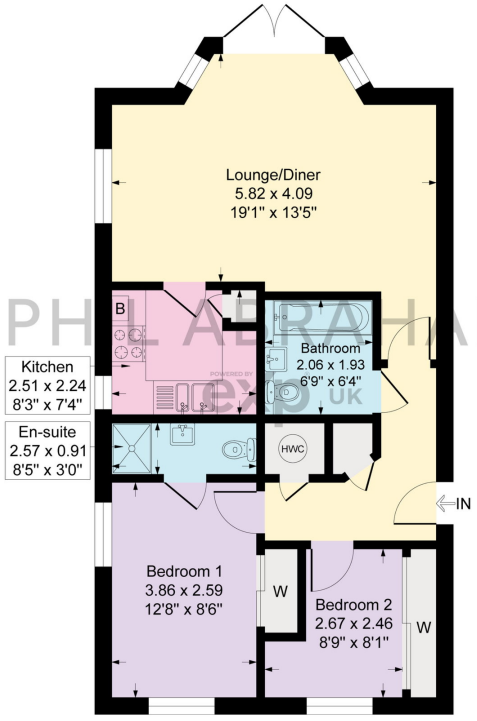
- Modern First floor two bedroom flat
- En-suite plus a family bathroom
- Open plan Lounge/Dining area with Juliet Balcony
- Kitchen has built-in dishwasher, Oven/Hob, Fridge/Freezer and washing machine
- Both bedrooms have built in wardrobe/slidrobes
- Entry via intecom system just buzz in your friends/family
- Walk the the Railway station its around 1 mile away catch the High Speed trains from here
- Comes with one Allocated parking space, plus there are some Visitors parking spots(on a first come first served basis)
- There is also a communal door within the Hallway that leads out to a small private outside area for residents of this block.
- Quote PA1009




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**Approximate Gross Internal Floor Area = 60.2 sq m / 648 sq ft**




First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.


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