



Connells

Oake Woods
Gillingham



Property Description

A well-presented one-bedroom first floor flat, ideally located in the popular town of Gillingham, Dorset, offering convenient access to local amenities and the mainline train station.

The accommodation is thoughtfully arranged and comprises an entrance hall with two useful storage cupboards, providing ample space for coats, shoes and household items. The property benefits from a bright and sociable open-plan kitchen/living room, creating a comfortable space for both relaxing and entertaining.

There is a well-proportioned double bedroom, along with a modern bathroom fitted with a bath with a shower attachment, wash hand basin and WC.

Externally, the property benefits from allocated parking, adding to the overall convenience.

Gillingham offers a range of everyday amenities including shops, supermarkets and leisure facilities, while the nearby mainline railway station provides direct links to London and surrounding areas, making this an ideal purchase for first-time buyers, investors or commuters alike.

Early viewing is highly recommended.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

The entrance hall has two storage cupboards and an electric heater.

Kitchen / Living Room

The kitchen / living room has a window to the side of the property and two windows to the rear of the property. It has an oven, extractor fan, a one bowl sink and drainer, shelving in the kitchen, and an electric heater.

Bedroom 1

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

Bathroom

The bathroom has a bath with a shower attachment, a WC, hand wash basin, shaver point, extractor fan, and a heated towel rail.

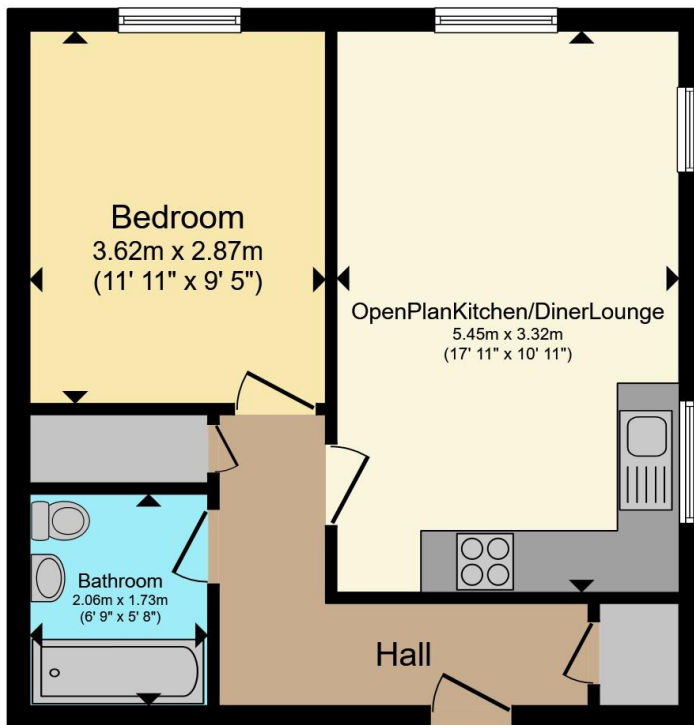
Outside

Parking

The property has allocated parking.







Total floor area 41.2 m² (443 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



To view this property please contact Connells on

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4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: B

Council Tax
 Band: A

Service Charge:
 1920.00

Ground Rent:
 322.00

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL306534

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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