



## Marlborough Road, Gillingham ME7 5HS

**£2,200 Per Calendar Month**

Company Let Property Available Now

Ideally located just a short distance from Medway Hospital, this spacious property offers excellent access to Gillingham town centre and Gillingham train station.

The accommodation comprises four well-proportioned bedrooms, a comfortable reception room, a large kitchen/dining area, a basement, and both front and rear gardens. The property also benefits from a ground-floor shower room and a family bathroom on the first floor.

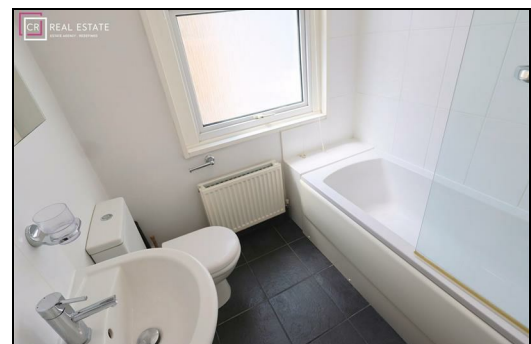
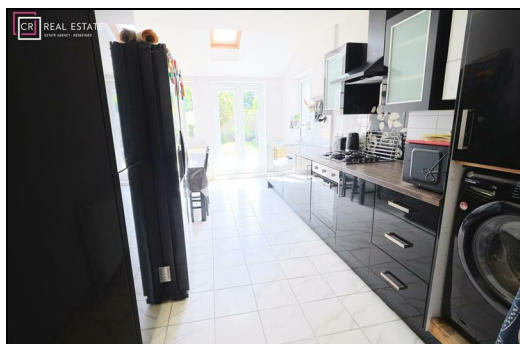
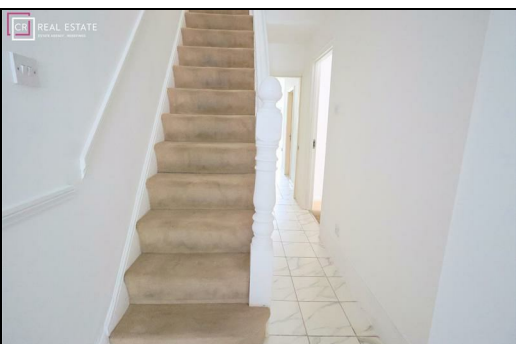
Flexible furnishing options are available, with the existing furniture able to remain in place or be removed to suit the tenant's requirements.

Available immediately and ideal for company lets.

CR Real Estate are part The Ombudsman Redress Scheme and are a member of the Propertymark Client Money Protection Scheme. Tenant deposits are protected by the Tenancy Deposit Scheme. For more information, please contact us.

Client Money Protection is provided by: Client Money Protect. Scheme Ref: CMP004209

Independent redress is provided by: The Property Ombudsman (TPO). Membership Number: E01687



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**ESTATE AGENCY : REDEFINED**

