



## Shottenden Road, Gillingham ME7 1QX

**£585 Per Calendar Month**

CR Real Estate are delighted to offer this STUDENT ONLY property. Two rooms available in this house. Room One, is situated on the ground floor, offering plenty of space with the bay window. Offered furnished. The communal areas consist of lounge/diner/kitchen, ground floor cloakroom, and upstairs bathroom. Rear garden. Garage for storage. Close to Uni, motorway links, town centre and train station.

### MEASUREMENTS:

Bedroom One: 3.34m x 3.55m  
 Bedroom Three: 2.63m x 3.67m  
 Lounge/Diner 5.08m x 3.67m  
 Kitchen 3.84m x 2.10m  
 Bathroom 1.76m x 2.39m  
 Cloakroom unmeasured

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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**ESTATE AGENCY : REDEFINED**

