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ESTATE AGENTS



5 St Anns Court, Gillingham, SP8 4EE

Nestled in the cul-de-sac of St Anns Court, Gillingham, this charming two-bedroom flat offers a delightful blend of comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and spacious sitting room, perfect for both relaxation and entertaining guests. The well-appointed kitchen, overlooking the rear of the property, provides a functional space for culinary pursuits. The flat boasts two generously sized bedrooms, with the principal bedroom offering ample room. A family bathroom fitted with a three-piece suite completes the accommodation.

St Anns Court is ideally situated within the vibrant town of Gillingham, Dorset. Residents will find themselves within easy reach of a variety of local amenities, including supermarkets, independent shops, cafés, schools, and leisure facilities. For commuters, Gillingham's mainline railway station offers direct services to London Waterloo and Exeter, while the nearby A303 ensures straightforward road access to the South West and London.

£925 Per Month

Council Tax Band: B

5 St Anns Court, Gillingham, SP8 4EE



- Quiet cul-de-sac location
- Well-appointed kitchen
- Viewing highly recommended
- Two spacious bedrooms
- Close to local amenities
- Bright, airy sitting room
- Direct train to London



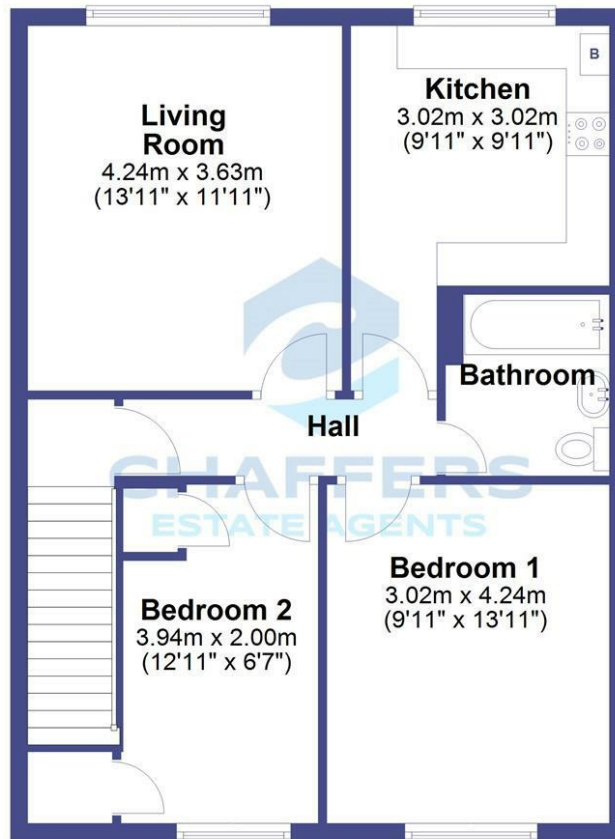
Directions



Floor Plan: Not to scale ~ For identification purposes only.

Ground Floor

Approx. 59.9 sq. metres (644.6 sq. feet)



Total area: approx. 59.9 sq. metres (644.6 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |