

*Family
Homes*

Offers in excess of £160,000
Crosley Road, Gillingham, ME7 4AE



 2
Bedrooms

 1
Bathroom

 1
Receptions



Located at Crosley Road in the heart of Gillingham, Kent, this outstanding first floor flat presents an exceptional opportunity for first-time buyers and investors alike. Having recently undergone a comprehensive refurbishment, the property is offered in immaculate condition throughout, ready for immediate occupation.

Step inside to discover a bright and spacious living environment enhanced by a complete renovation. Every aspect of the flat has been updated, boasting a brand new kitchen fitted with contemporary units and appliances—perfect for cooking and entertaining. The property also benefits from new carpets throughout, creating a warm and inviting ambiance underfoot, while the installation of a new boiler ensures energy-efficient comfort all year round.

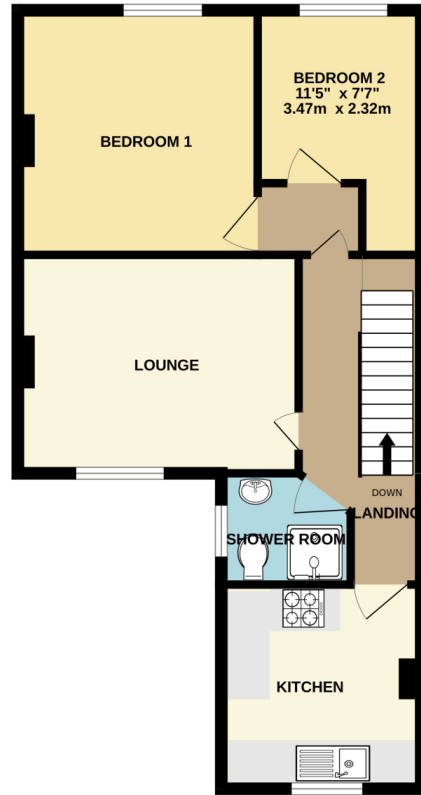
Comprising two generously sized bedrooms this flat is designed for convenient, low-maintenance living. Large windows allow natural light to fill the interior, adding to the sense of space and tranquility.

Ideally positioned within walking distance of the train station and excellent local transport links, commuters will appreciate the ease of travel to central London and surrounding areas. Local amenities, shops, and dining options are also just a short stroll away, making day-to-day living truly simple. For added reassurance, Medway Maritime Hospital is nearby, offering comprehensive healthcare services.

This is a superb opportunity to acquire a beautifully upgraded home in a sought-after neighbourhood. Arrange a viewing today to fully appreciate all that this exceptional flat has to offer.

ENTRANCE FLOOR
45 SQ.M (507 SQ.FT.) APPROX.

1ST FLOOR
528 SQ.M (5707 SQ.FT.) APPROX.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Crosley Road, Gillingham, ME7

Tel : 01795473434

Email : lettings@familyhomes.co.uk, sales@familyhomes.co.uk, repairs@familyhomes.co.uk

Address : 25a West Street, Sittingbourne, Kent ME10 1AL

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Energy performance certificate (EPC)

12, Crosley Road
GILLINGHAM
ME7 4AE

Energy rating

D

Valid until: 29 October 2028

Certificate number: 9563-2810-7409-9178-9381

Property type Top-floor maisonette

Total floor area 51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 56% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 336 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£672 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £122 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 9,654 kWh per year for heating
 - 1,715 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is D. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 3.0 tonnes of CO₂

This property's potential production 2.4 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£71
2. Low energy lighting	£20	£15
3. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£35

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
 - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
 - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
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Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mark Grobler
Telephone	07885636027
Email	marklgrobler@yahoo.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001091
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	30 October 2018
Date of certificate	30 October 2018
Type of assessment	RdSAP
