



Connells

Milford Court
GILLINGHAM



Property Description

Connells are delighted to offer this immaculately presented two-bedroom apartment in Milford Court, a converted ex-brewery on the Wyke side of Gillingham. The home itself is found on the second floor of the building and comprises a large amount of living space throughout; split between a living room, kitchen, bathroom and two bedrooms. Having owned this home for a little over two years, our seller has completed a large amount of improvement work including a new bathroom, a new water boiler and new heaters to ensure the next owner can move in and make it their own straight away. Don't miss your chance to view - CALL US AND BOOK IN TODAY!

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 Porch

The entrance porch has a loft hatch, phone point and a window to the rear of the property.

Entrance Hall

The entrance hall has a two integrated cupboard, washing machine, water tank and two electric heaters.

Lounge

The lounge has one electric heater, a ceiling fan and two windows to the front of the property.

Kitchen

The kitchen has both wall and base units, one sink, dishwasher, fridge freezer, an electric oven with hob and extractor fan.

Bedroom 1

Bedroom 1 has a tv point, an electric heater, a double wardrobe and two windows to the front of the property.

Bedroom 2

Bedroom 2 has an electric heater, a wardrobe and two windows to the rear of the property.

Bathroom

The bathroom has a bath, a shower cubicle, an extractor fan, WC and hand wash basin.





Total floor area 58.5 m² (629 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

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To view this property please contact Connells on

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4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: D Council Tax
 Band: B

Service Charge:
 2400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL306450

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Dec 2008. 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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