



Connells

Milford Court
Gillingham



Property Description

Connells are delighted to present to the market this well-presented two-bedroom first floor retirement apartment situated within a popular development in Gillingham. Exclusively available to residents aged 40 and over, this property is offered with no onward chain and is available to CASH BUYERS ONLY. The accommodation comprises an entrance hall with storage cupboards, a fitted kitchen, and a spacious lounge featuring an electric fireplace. There are two bedrooms, with bedroom two benefiting from an integrated double wardrobe, together with a bathroom fitted with a shower cubicle. Outside, residents have access to communal parking. Conveniently located for local amenities, this apartment offers comfortable, low-maintenance living and represents an excellent opportunity for those seeking retirement accommodation in a desirable location. 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 Hall

Airing cupboard, Storage cupboard, Loft hatch, Smoke alarm, Fuse box, Electric heater.

Lounge

1x Window to the side of the property, 3x Windows to the front of the property, 2x Electric heaters, Electric fireplace, TV Point.

Kitchen

1x Window to the front of the property, Integrated oven and hob, Extractor hood, 1 Bowl sink and drainer, Space for washing machine and fridge.

Bedroom 1

1x Window to the front of the property, Electric heater.

Bedroom 2

1x Window to the front of the property, Electric heater, Integrated double wardrobe.

Bathroom

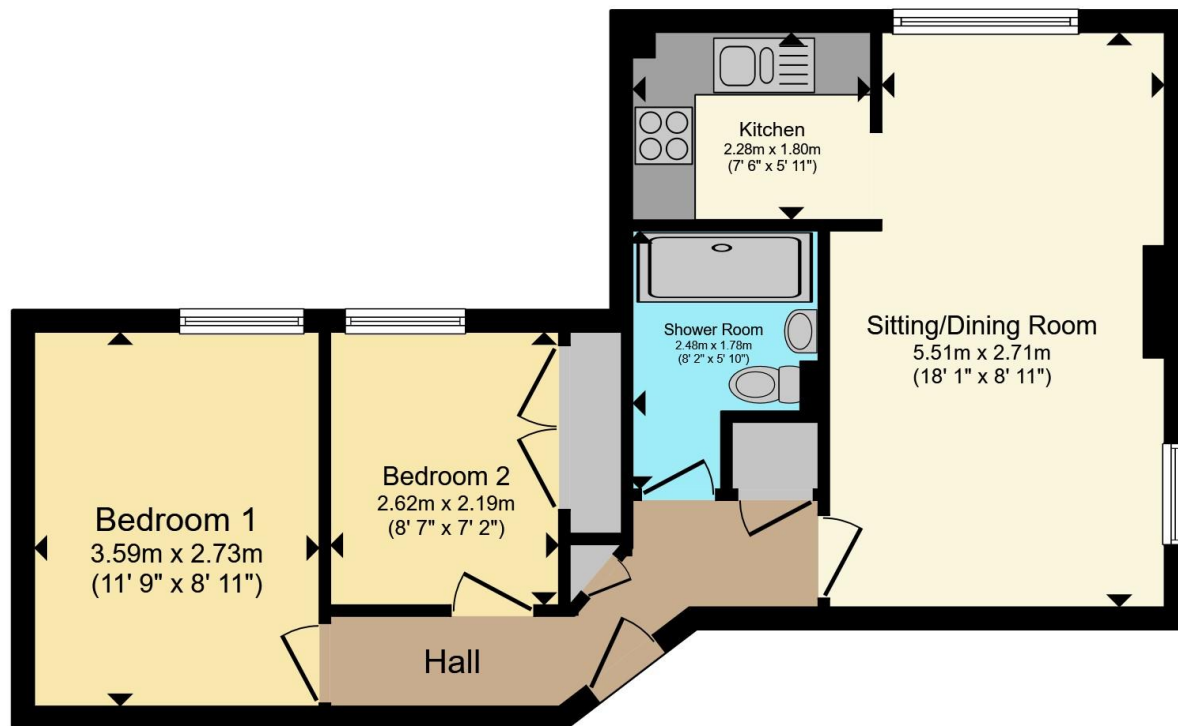
1x Frosted window to the front of the property, Shower cubicle, WC, Hand wash basin, Heated towel rail.

Outside

The property has residents parking.







Total floor area 48.5 m² (522 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

Connells



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: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL306760

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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