

Connells

30b Jeffery Street
Gillingham

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Gillingham ME7 1DD

For Sale offers over
£120,000







Property Description

This one-bedroom flat has been newly decorated throughout, creating a bright, fresh and welcoming home ready for immediate occupation. Benefiting from brand-new carpets and flooring throughout, the property offers well-proportioned accommodation that is ideal for a single professional or couple looking for a comfortable home in a convenient location.

The accommodation comprises a spacious and light-filled living room, providing ample space for both lounge and dining furniture. The fitted kitchen offers a practical layout with plenty of storage and workspace, while the generous double bedroom provides a peaceful retreat with room for additional furniture. The bathroom is well-appointed and completes the internal accommodation.

A particular advantage of the property is the useful cellar, providing excellent additional storage space, ideal for household items. To the rear, the property benefits from a private enclosed courtyard garden, offering an attractive low-maintenance outdoor space, perfect for relaxing or entertaining during the warmer months.

Situated in a popular and well-established location, the property is conveniently positioned close to a variety of local shops, supermarkets, cafés, restaurants and other everyday amenities. Excellent public transport links are nearby, providing easy access to surrounding areas, while major road networks are also within easy reach, making commuting straightforward.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Agents Note

The term of the lease has been extended. Interested parties should make further enquiries.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.







Cellar **Ground Floor**

Total floor area 52.7 m² (567 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

T 01634 233400
E rainham@connells.co.uk

21 High Street
RAINHAM ME8 7HX

EPC Rating: D

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RAL104143

This is a Leasehold property with details as follows; Term of Lease 153 years from 01 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.