



**Gardiner Street**

Gillingham | ME7 1DN





# Gardiner Street , Gillingham, ME7 1DN

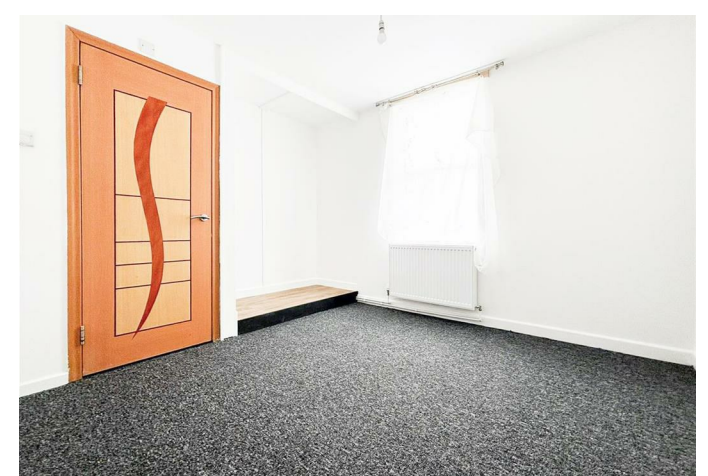
Introducing this recently refurbished split-level apartment, situated in Gardiner Street, Gillingham. Ideally located close to the town centre and within easy access of the train station, this property comes with the added benefit of no onward chain making it perfect for first-time buyers or investors.

The property boasts a welcoming living room, modern kitchen with integrated appliances, family bathroom and two double bedrooms, with the master bedroom benefiting from its own separate dressing area. Externally, the home features a delightful enclosed courtyard garden, offering a private outdoor space for relaxation.

Gardiner Street is well situated within the area and you will benefit from being within walking distance from a variety of local amenities, including shops, restaurants and popular local primary and secondary schools. As well as excellent transport links by train, car, and bus for easy access to surrounding towns, as well as the M2/A2/M20 for quick connections to London and the Kent coast.

Don't miss out on your chance to make this wonderful apartment your own. Contact us today to arrange a viewing.

Offers Over £170,000



## Living Area

12'2 x 10'4 (3.71m x 3.15m)

## Bedroom One

12'10 x 11'7 (3.91m x 3.53m)

## Bedroom Two

11'9 x 10'0 (3.58m x 3.05m)

## Kitchen

7'6 x 7'6 (2.29m x 2.29m)

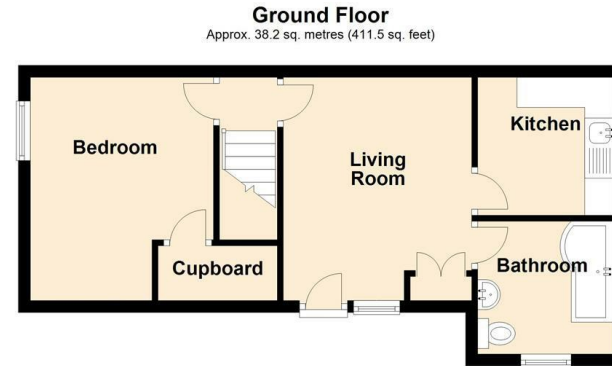
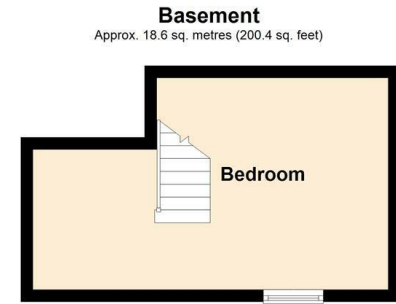
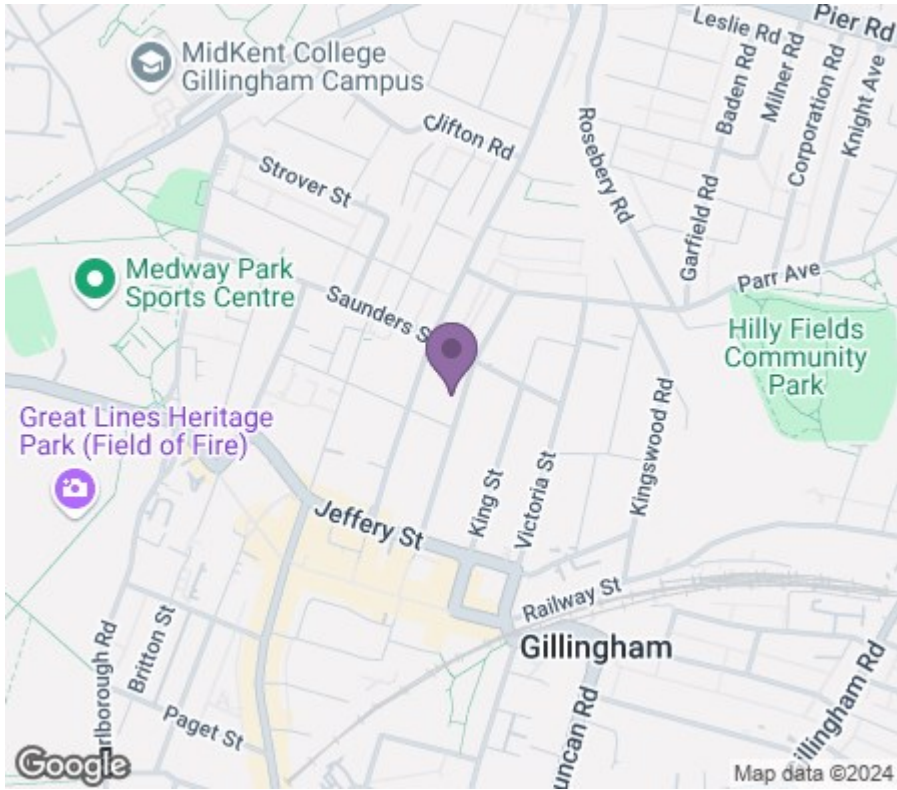
## Bathroom

7'3 x 6'5 (2.21m x 1.96m)

## Courtyard







Total area: approx. 56.9 sq. metres (611.9 sq. feet)



18 - 20 High Street  
Gillingham  
Kent  
ME7 1BB  
**01634 570057**

[www.crr realestate.co.uk](http://www.crr realestate.co.uk)  
[twitter.com/CRRealEstateUK](https://twitter.com/CRRealEstateUK)  
[facebook.com/CRRealEstateUK](https://facebook.com/CRRealEstateUK)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	50
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.