



**Marlborough Road**

Gillingham | ME7 5HH





Marlborough Road  
, Gillingham, ME7 5HH

**£115,000**

CR REAL ESTATE ARE DELIGHTED TO OFFER FOR SALE WITH NO ONWARD CHAIN THIS ONE BEDROOM FLAT SITUATED CLOSE TO GILLINGHAM TOWN CENTRE. THE PROPERTY DOES NEED UPDATING BUT BENEFITS INCLUDE ALLOCATED PARKING, SPACIOUS LIVING AREA AND A LONG LEASE. PLEASE CALL US NOW TO ARRANGE YOUR APPOINTMENT TO VIEW.

- One Bedroom Top Floor Flat
- Central Gillingham Location
- No Onward Chain
- Allocated Parking
- Updating Required
- Spacious Living Accommodation
- Views Over Great Lines Park
- Call Now To View



## Entrance Hall

## Living Room/Kitchen

24'2 x 11'2 (7.37m x 3.40m)

## Bedroom

12'1 x 11'1 (3.68m x 3.38m)

## Bathroom

7'8 x 4'11 (2.34m x 1.50m)

**Top Floor**  
Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 44.1 sq. metres (474.8 sq. feet)





**REAL ESTATE**  
ESTATE AGENCY · REDEFINED

18 - 20 High Street  
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Kent  
ME7 1BB

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<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.