



**Charlotte Close**  
Chatham | ME5 7LQ



# Charlotte Close

## Walderslade, Chatham, ME5 7LQ

We are pleased to present this recently refurbished 1-bedroom starter home, ideally situated in the highly desirable area of Walderslade. Offered with no onward chain, this property provides a smooth and straightforward purchase process, making it an excellent choice for first-time buyers or investors.

The home has been thoughtfully updated to a high standard, with contemporary finishes throughout. The accommodation includes a spacious living area, modern fitted kitchen, and a generously sized bedroom. A private rear garden offers a tranquil outdoor space, perfect for relaxation or entertaining.

Additional benefits include allocated parking, ensuring convenience in this highly sought-after location. Walderslade offers excellent access to local amenities, schools, and transport links, further enhancing the appeal of this property.

This immaculate home represents a fantastic opportunity for those seeking a low-maintenance, move-in-ready property with no additional chain complications. Contact us today to arrange a viewing.



Offers Over £200,000



Entrance Hall

Living Room

14'6 x 9'3 (4.42m x 2.82m)

Kitchen

6'11 x 6'4 (2.11m x 1.93m)

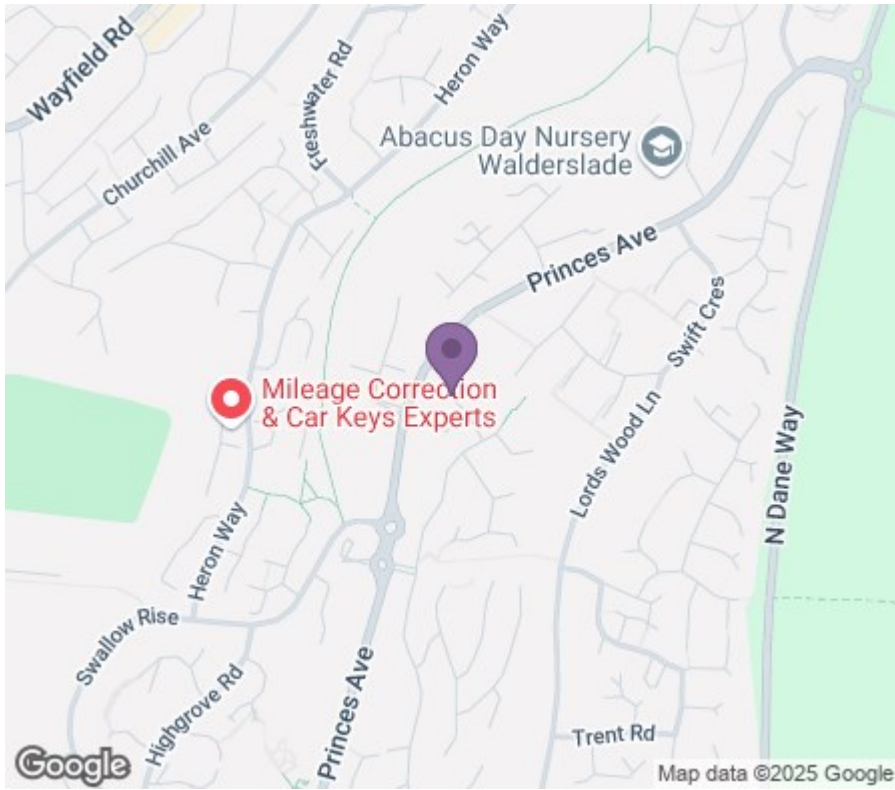
Bedroom

8'9 x 9'3 (2.67m x 2.82m)

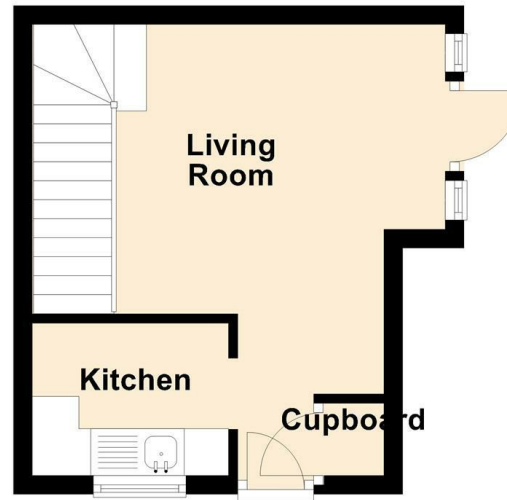
Bathroom

6'6 x 6'4 (1.98m x 1.93m)





Ground Floor



First Floor



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 94        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 68                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | 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.