

# haus

Estate Agents



One Bedroom Flat

Derwent Way, Gillingham, Kent, ME8 0BX

£975 pcm

Leasehold



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## Description

A well-presented one-bedroom top floor flat ideally located with easy access to the M2 and A2, making it perfect for commuters. The property offers a bright and spacious reception room, a well-proportioned double bedroom, and a modern bathroom, all finished in neutral décor ready for a new tenant to make their own. The flat benefits from double glazing and gas central heating, ensuring comfort throughout the year. Situated on the top floor, the property enjoys added privacy and pleasant views over the surrounding area. Street parking is available nearby. Conveniently located close to local amenities, shops and transport links, this property is ideal for professionals or couples.

## Key Features

- One bedroom top floor flat
- Bright and spacious living room
- Double bedroom
- Gas central heating
- Double glazing throughout
- Street parking available
- Excellent access to M2 and A2
- EPC Rating C | Council Tax Band A (Medway Council)

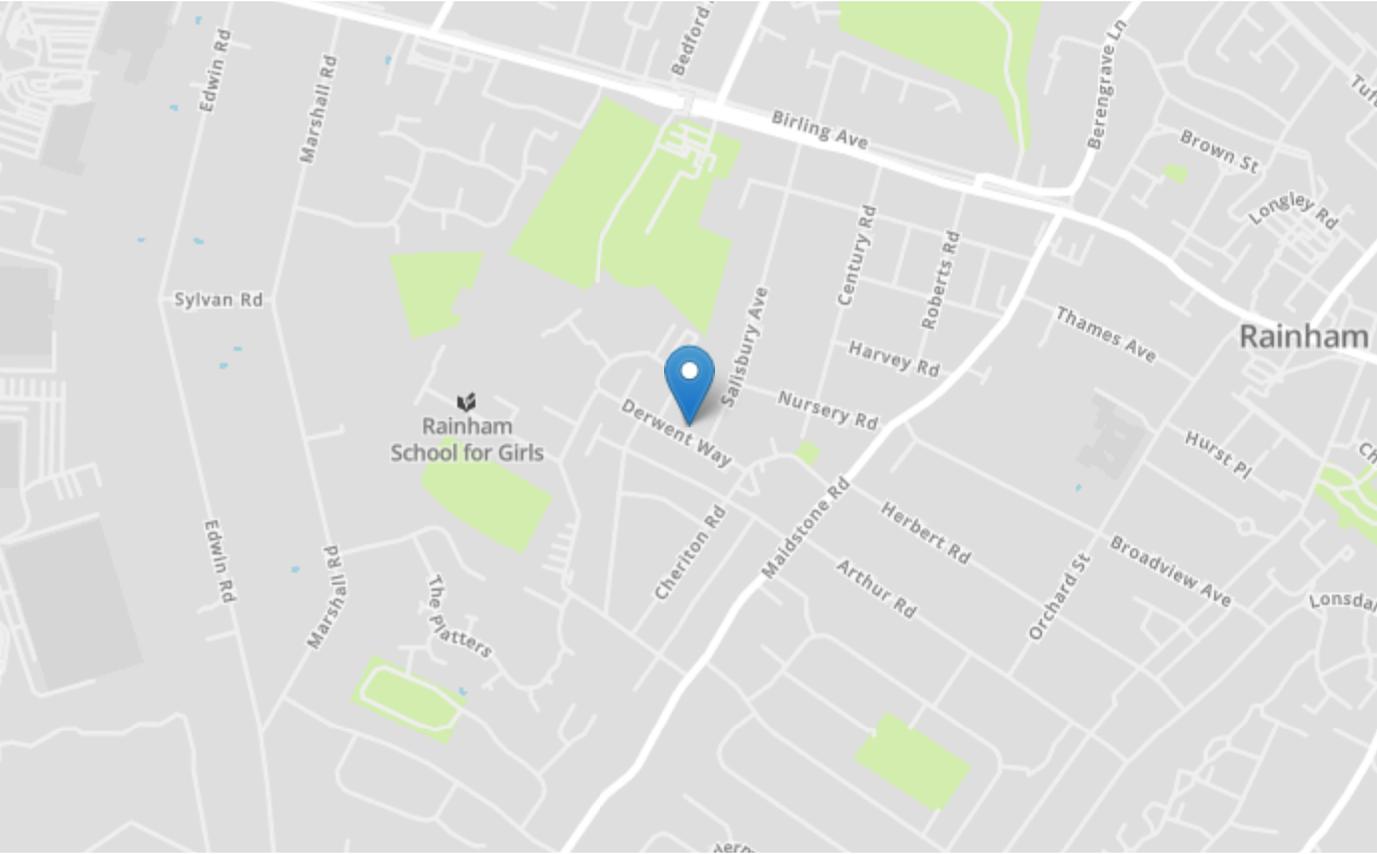
## Local Area

Rainham is a town in the unitary authority of Medway, in Kent, South East England. The town forms a conurbation with neighbouring towns Chatham, Rochester, Strood and Gillingham. Historically, Rainham was a separate village until, in 1928, it was added to the Municipal Borough of Gillingham, which was originally created in 1903 and was grouped into the latter's built-up area in analysis of the 2011 census by the Office for National Statistics. It became part of the Medway authority when Gillingham was incorporated with the other towns to form Medway Unitary Authority in 1998. Three roads cross the town. The M2 motorway runs along its southern edge, two miles (3.2 km) from the town centre. The main road through the town, the A2, follows the ancient Watling Street, the Roman road between London and Canterbury. The most northerly road runs close to the southern bank of the river. The Chatham Main Line has a railway station here and National Cycle Route 1 runs through the town



## Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

<b>Tenure</b>	Leasehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Medway Council
<b>Council Tax</b>	Band A

## haus Estate Agents

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