



One Bedroom Apartment

Rock Avenue, Kent, ME7 5PY

£1,195 pcm

Not Applicable

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### Description

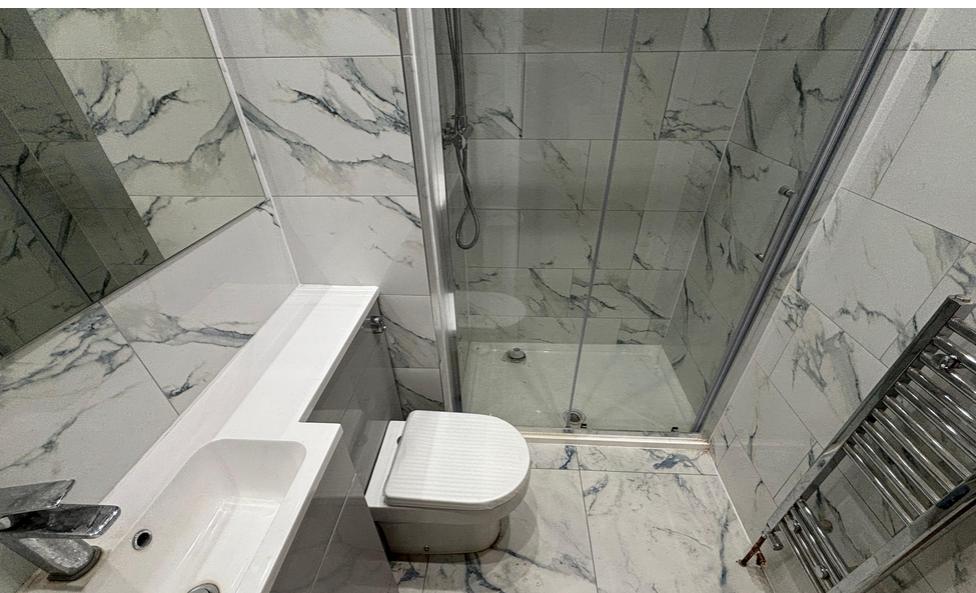
This inviting one-bedroom apartment offers modern living within a charming, newly converted period building. Finished to a high standard and presented partly furnished, the property features a well-designed layout that separates the kitchen from the living area, creating two distinct and comfortable spaces for cooking, dining and relaxing. The bedroom is light and welcoming, enhanced by double doors that open directly onto the rear of the property, providing a seamless connection to the outdoors. The kitchen also benefits from its own set of double doors leading to the same outdoor area, allowing fresh air and natural light to flow throughout the home. A contemporary family shower room adds convenience and style, offering a clean and modern finish. To the rear, residents can enjoy a low-maintenance communal garden area, ideal for unwinding or enjoying a quiet moment outside. Parking is also available for an extra £50.00 per calendar month, adding to the practicality of this appealing home. The property is well suited to professionals, specially those working at Medway Hospital, seeking a smart and comfortable living space in a well-connected location. With convenient access to local transport links, Gillingham High Street and Gillingham train station, as well as close proximity to Medway Hospital, it offers both ease and comfort for everyday living. Contact the team today, to avoid disappointment.

### Key Features

- Well located for professionals, with easy access to Medway Hospital, Gillingham High Street and the train station
- Modern one-bedroom apartment set within a newly converted period building
- Partly furnished with a well-designed layout separating the kitchen and living area
- Bright bedroom with double doors opening onto the rear communal garden
- Kitchen also features double doors leading directly to the outdoor space
- Contemporary family shower room finished to a high standard
- Optional parking space available for an extra £50.00 PCM
- Low-maintenance communal garden area ideal for relaxation

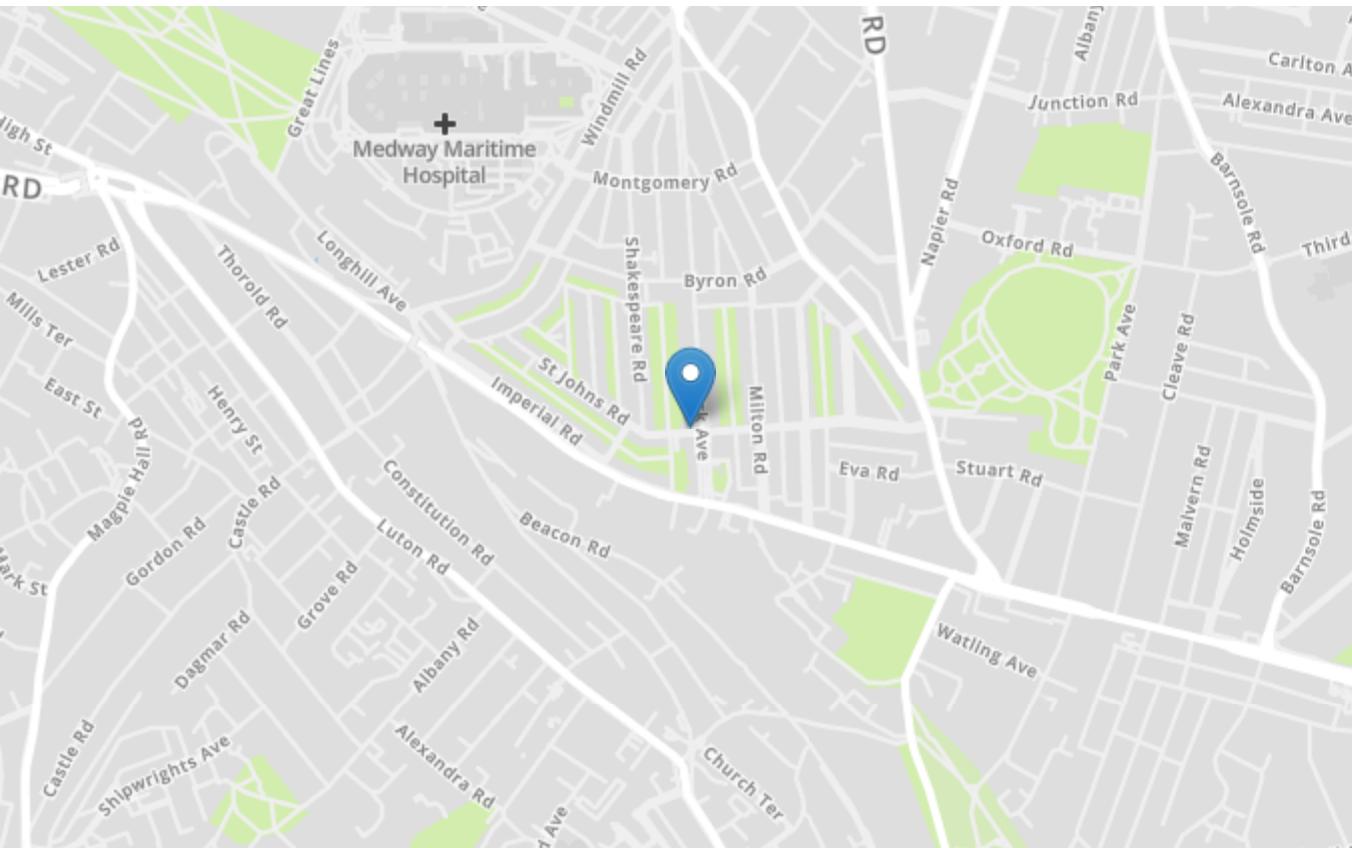
### Local Area

Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International. Road connections to the A2/M2, M25 and M20. In addition to its town centre, Gillingham offers a host of amenities including ice skating, country parks an outdoor pool a golf course, Medway Park, Medway Hospital, Sports Centre and more.



## Property Location

Rock Avenue , Kent, ME7 5PY



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

<b>Tenure</b>	Not Applicable
<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

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### Agent Notes

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller. The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.