



One Bedroom Studio Flat  
Victoria Street, Gillingham, Kent, ME7 1EW

Offers in Excess of £110,000  
Leasehold



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### Description

Investment Opportunity! Located in the town centre, with great access to transport links and local amenities, this ground floor studio apartment offers spacious accommodation, separate kitchen, bathroom, and access to the communal gardens. This could be a great investment opportunity and will not be short of interest, due to its popular location!

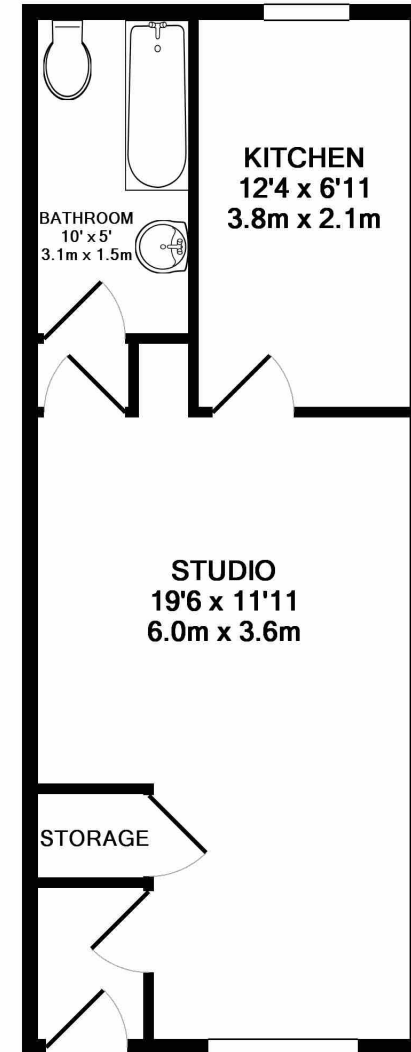
NOTE - The term of the Lease is 125 years from 12/12/2017. The property is currently let on an assured short hold tenancy agreement on a monthly periodic basis, and the property will be sold with tenants in situ. To arrange your viewing please call Greyfox Sales & Lettings in Rainham today!

### Key Features

- Ground Floor Studio Apartment
- Tenant In Situ
- Investment Opportunity
- Leasehold – 125 years 12/12/2017
- Separate Kitchen
- Spacious Bathroom
- Communal Garden
- Popular Town Centre Location

### Local Area

Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and 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 Sports Centre and more.



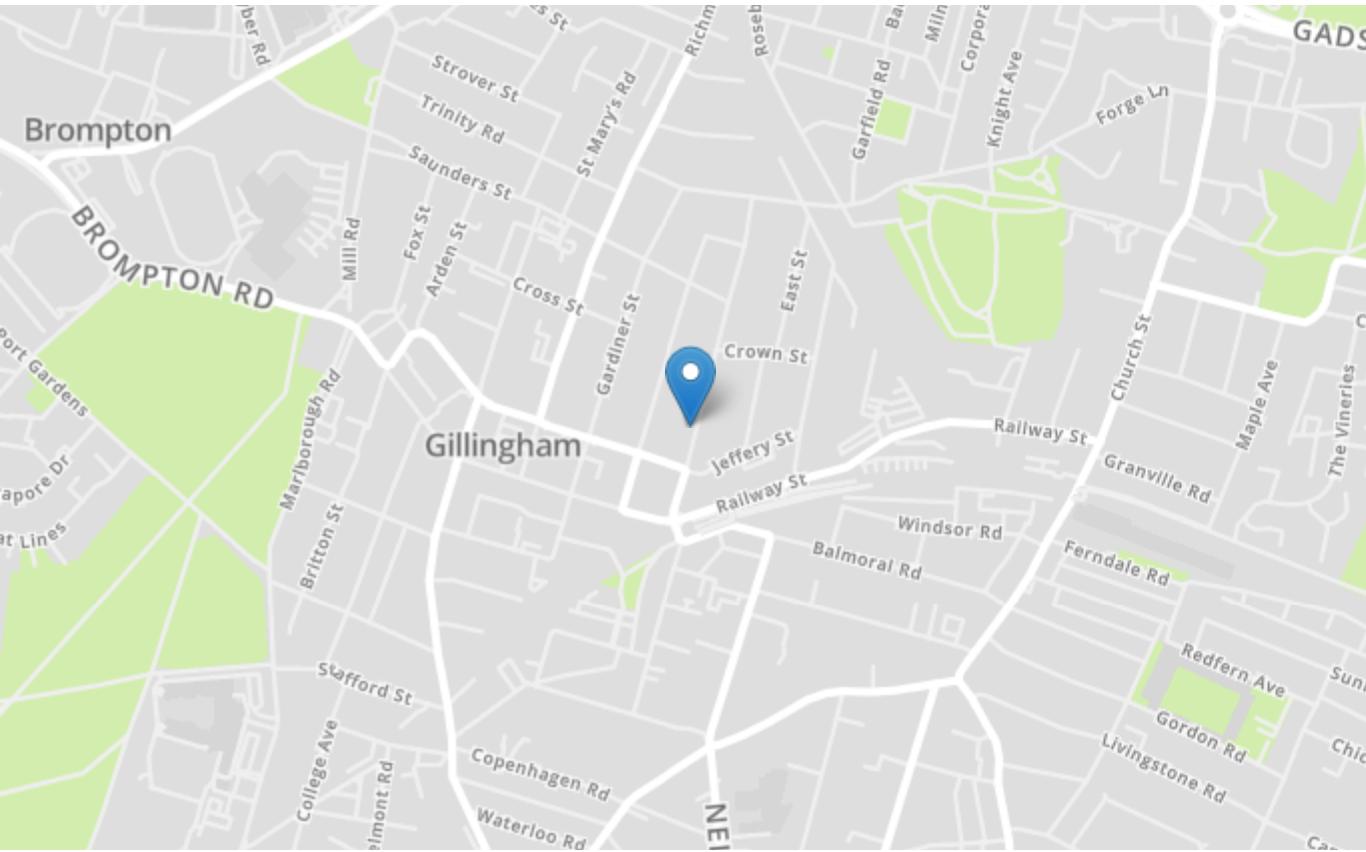
TOTAL APPROX. FLOOR AREA 379 SQ.FT. (35.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Property Location

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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>	73	80
(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 	

**Tenure**

Leasehold

**Lease Term**

125 years from 12/12/2017

**Ground Rent**

£25.00 PA

**Service Charge**

£850.00 PA

**Local Authority**

Medway

**Council Tax**

Band A

**Greyfox Walderslade**

Unit 2, Thetford House  
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Rainham  
Kent  
ME8 7HS

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### Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. 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. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.