



# Byron Road (Ground Floor), Gillingham, Kent, ME7 5XX £900 pcm Freehold

## Description

Located in a quiet residential area, this charming ground floor flat offers a well-designed layout and is ideal for singles or couples seeking comfortable and convenient living. As you enter the communal hallway, the entrance to the flat is immediately to your left. Upon entering the property, you are welcomed by a central hallway with the bedroom to your left — a spacious and peaceful retreat with ample natural light. To the right, the bright and airy living room provides a comfortable space to relax or entertain, and from here you'll find access to a practical kitchen fitted and good storage space. The kitchen leads through to a well-sized bathroom at the rear, which then opens out onto a private rear garden — perfect for enjoying outdoor space during the warmer months. The living room also offers access to a cellar, ideal for use as additional storage. The flat is neutrally decorated and benefits from gas central heating and double glazing throughout. It's ready for immediate occupancy. Situated close to local shops, amenities, and public transport links, this property is well-connected and conveniently located for commuting. Ideal for professionals or couples, this property offers great value and a homely feel. Early viewing is highly recommended.

## **Key Features**

- · One-bedroom ground floor flat
- Quiet residential location
- · Ideal for singles or couples
- Close to shops & transport links
- · Private rear garden
- Gas central heating & double glazing
- · Ready to move in
- · On street parking available
- Cellar for Storage

#### Local Area







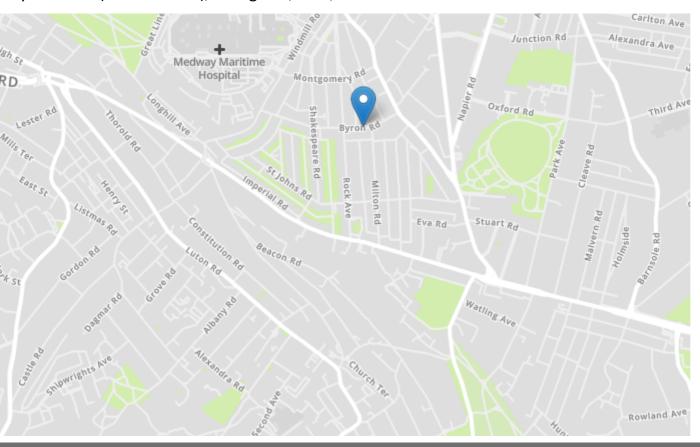






# **Property Location**

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				Current	Potentia
Very energy efficient	- lower running o	osts			
(92+) <b>A</b>					
(81-91) <b>B</b>					
(69-80)	C				76
(55-68)	D			65	
(39-54)	[	3			
(21-38)		F			
(1-20)		(	3		
Not energy efficient - i	nigher running co	its			

Tenure

 Lease Term
 N/A

 Ground Rent
 N/A

 Service Charge
 N/A

Freehold

Local Authority

**Council Tax** 

# haus Estate Agents

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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.