



One Bedroom Maisonette
Hamelin Road, Darland, Gillingham, Kent, ME7 3ER

Guide Price £170,000
Leasehold

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Description

** Guide Price £170,000 - £180,000 ** Charming First Floor One-Bedroom Maisonette in Darland, Gillingham – A Rare Opportunity! Located in a peaceful and leafy cul-de-sac, this beautifully presented first-floor maisonette offers a unique opportunity to secure a rare leasehold property in Darland. With a remarkable 954 years remaining on the lease, no service charges, and peppercorn ground rent, this property presents an affordable and low-maintenance lifestyle. As you step through your private entrance porchway, a set of stairs leads you up to a welcoming hallway featuring a handy store cupboard and a separate airing cupboard that houses the storage heating system and water tank. The spacious lounge/diner, with two windows, is flooded with natural light, creating a warm and inviting space to relax or entertain. The well-appointed monochrome kitchen features sleek white gloss cabinetry, black appliances, and an electric hob, making it a perfect space for culinary creativity. The modern bathroom offers a power shower over the bath and a vanity storage unit, combining both practicality and style. The generously sized double bedroom provides ample space for furniture and storage, offering a peaceful retreat at the end of the day.

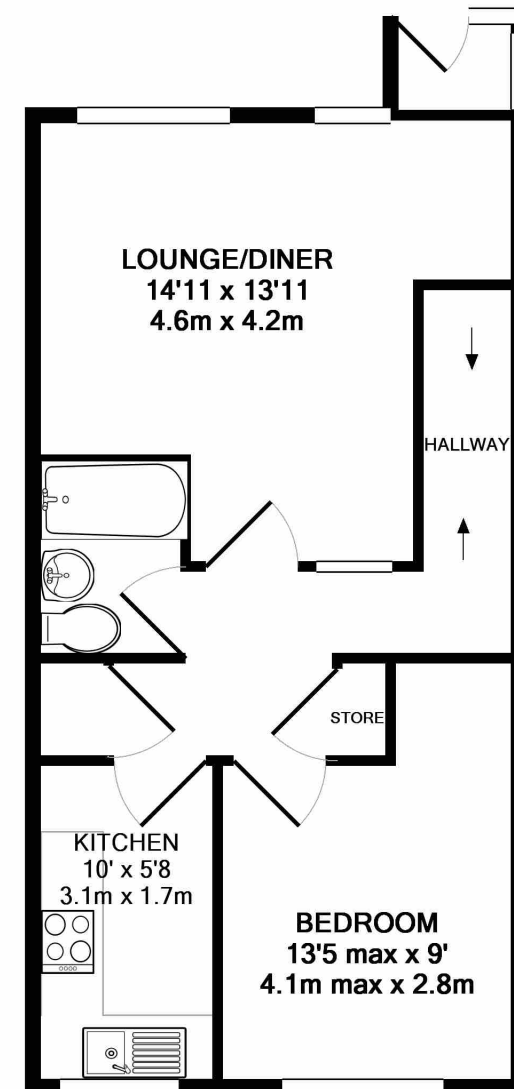
Externally, the property benefits from an allocated parking space in the residents-only car park, ensuring convenience and security. Location, Location, Location! Just a stone's throw from Darland Banks, you'll have access to expansive grasslands and woodlands, offering spectacular views of Kent's stunning countryside. Perfect for outdoor enthusiasts, nature lovers, or those simply looking to enjoy the beauty of the area. This one-of-a-kind property won't last long – call the Greyfox Sales team in Rainham today to book your viewing and make this charming maisonette your new home!

Key Features

- Ready To Move In & Offered With No Onward Chain
- Sought After Darland Location
- One Bedroom Maisonette
- Rare Long Lease With 954 Years Remaining
- No Service Charges & Peppercorn Rent
- Spacious Accommodation Throughout
- Allocated Residents Parking Space
- Easy Access For M2 / M20 Motorway Links

Local Area

Darland, 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, Capstone ski centre, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more. Darland Banks is a local nature reserve of approximately 45 hectares of chalk grassland, scrub and woodland on steep scarp slopes.

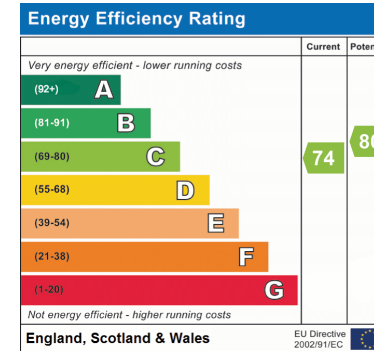
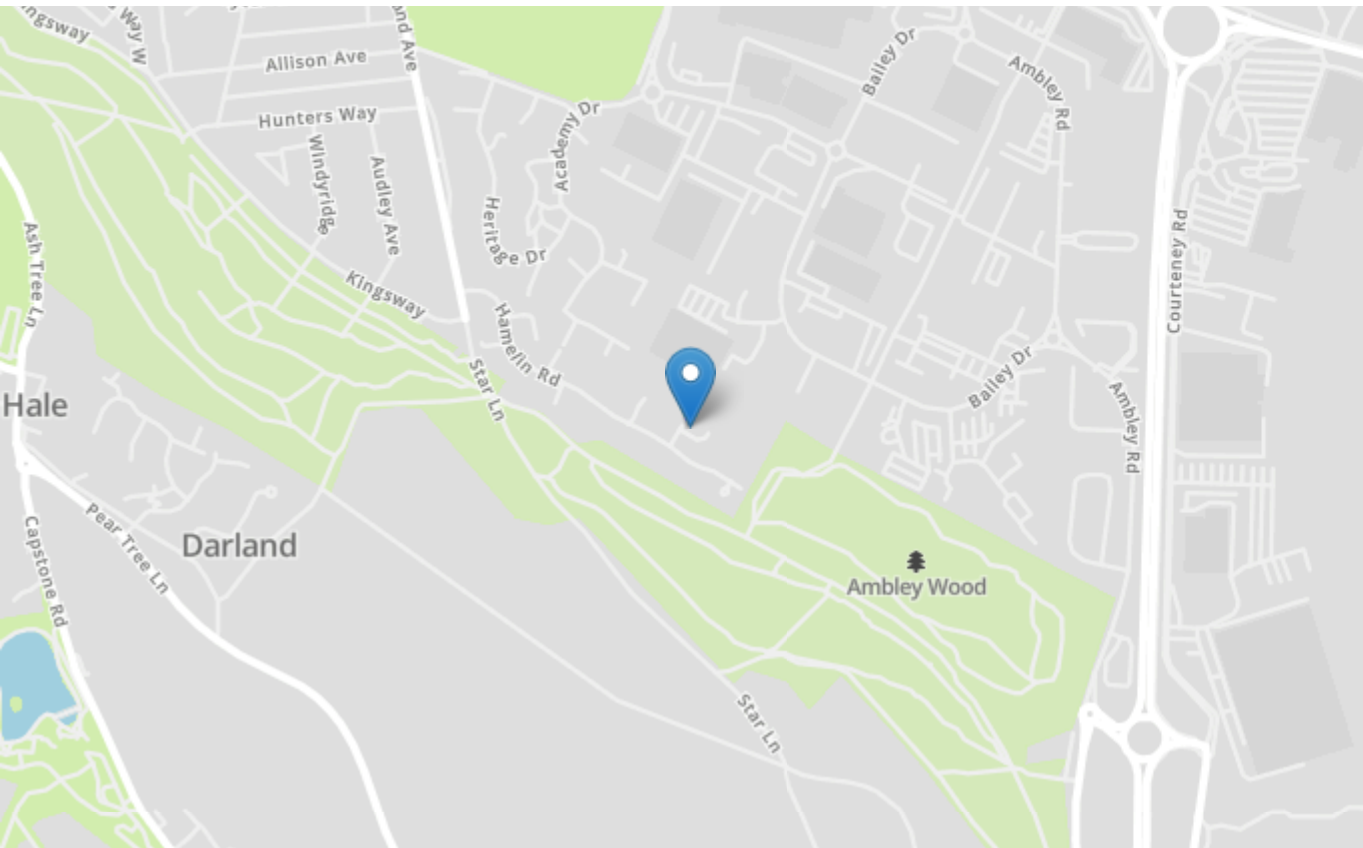


TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Property Location

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Tenure

Leasehold

Lease Term

999 yrs from 1.1.1980

Ground Rent

Peppercorn

Service Charge

None

Local Authority

Medway

Council Tax

Band A

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Agent Notes

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