



One Bedroom Maisonette
Silver Hill Gardens, Chatham, Kent, ME4 5RG

£150,000
Leasehold

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Description

This maisonette is situated on one level on the ground floor and is perfect if you are looking for a property that is convenient for Chatham town centre and amenities yet wanting a quieter location as the property is situated at the end of a cul-de-sac. On entering you are greeted by a good size lounge with inner hallway leading to the double bedroom. The kitchen is modern with a variety of storage cupboards and work surfaces. The bathroom has a white suite. Externally there is a communal garden area for some outside space plus there is ample parking in the communal area. Please call the Greyfox Sales Team for further details.

Agents Note: We understand from the current vendor there is a peppercorn rent therefore the vendor has informed us there are no annual ground rent or maintenance charges. Perspective purchasers should make their own enquiries to that effect.

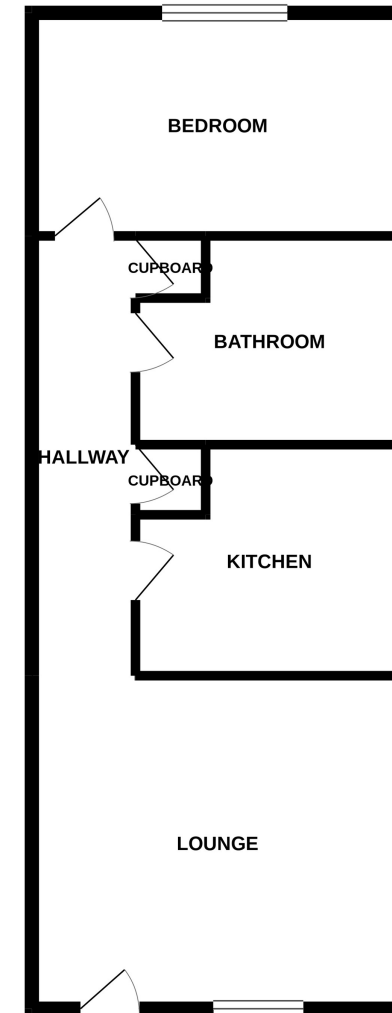
Key Features

- Ground floor maisonette
- One double bedroom
- Separate lounge
- Communal garden
- Communal parking
- Great commuter property
- Walking distance to Chatham train station
- Convenient access to Chatham town centre

Local Area

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC and Rochester Castle & Cathedral

GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

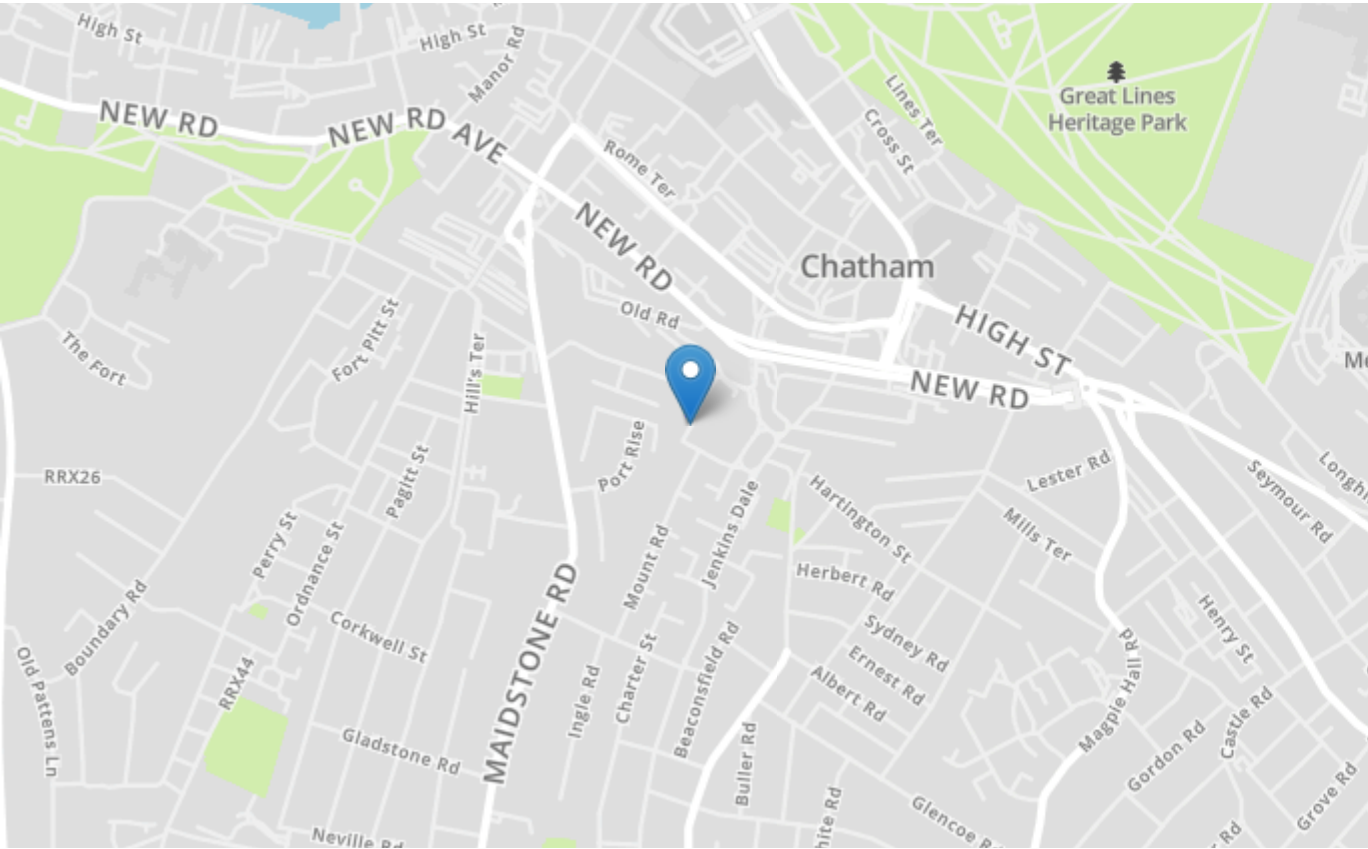
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	68	72
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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

Greyfox Walderslade

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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>.