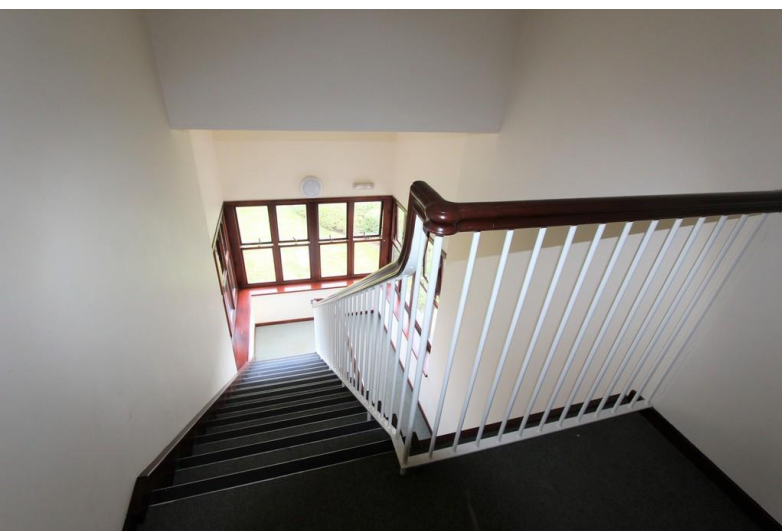




23 Cypress Court
Gillingham, Kent, ME7 2AL

- Second floor studio apartment
- Residents parking
- Ideal first time buy or buy to let
- Popular residential area

Guide Price £120,000
EPC Rating 'C'





Property Description

*Guide Price £120,000-£140,000*This delightful second floor studio apartment is located in a beautiful woodland park atmosphere, on the corner of Grange Road and Woodlands Road, Gillingham. The studio is located within easy walking distance to Gillingham High Street, where you will find mainline railway station for fast commuter services to London Victoria/St Pancras/Kings Cross. The property would make an excellent home for the first time buyer or an ideal investment opportunity. Unexpired lease 171 years. Service charge £1120 per annum. Ground rent £100 per annum.

LIVING AREA/BEDROOM 21' 3" x 12' 7" (6.48m x 3.85m) Double glazed bay window to front, two storage heaters, airing cupboard, wardrobes with built in bed storage

KITCHEN 8' 0" x 5' 8" (2.46m x 1.75m) Base and eye level cupboard units with work top over, space and plumbing for washing machine, sink, part tiled walls, space for fridge/freezer



BATHROOM Bath with overhead shower, part tiled walls, wash hand basin, W.C, loft hatch, extractor fan, wall heater

EXTERIOR One allocated parking bay, visitors bays



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements